



*Med/Dental clinic* *II TL*

**DEPARTMENT OF THE NAVY**  
 ATLANTIC DIVISION  
 NAVAL FACILITIES ENGINEERING COMMAND  
 NORFOLK, VIRGINIA 23511-6287

*Gene EA*  
*Jany WLB*  
*Fred*

TELEPHONE NO. *04 me*  
 AV565-2311  
 IN REPLY REFER TO: *408*  
 11010  
 2021  
 26 JUN 1986

FIRST ENDORSEMENT on CO NAVHOSP Camp Lejeune ltr 11013/P-190 13 of 14 May 86

From: Commander, Atlantic Division, Naval Facilities Engineering Command  
 To: Commander, Naval Facilities Engineering Command  
 Via: (1) Commander, Naval Medical Command, Mid-Atlantic Region, Norfolk  
 (2) Commander, Naval Medical Command, Washington DC

Subj: MCON PROJECT P-190, PROJECT DOCUMENTATION FOR (PRELIMINARY)

Ref: (c) NAVFACINST 11010.44D  
 (d) COMNAVFACENGCOM Alexandria VA 031224Z Jun 86  
 (e) NAVFACINST 11010.57C

Encl: (5) Updated Facilities Planning Document for CCN's 143-10 & 550-10  
 UIC N68093 and 540-10 UIC N68410

1. The subject project has been reviewed in accordance with reference (c) and the following comments are applicable:

a. Enclosure (1) has been certified with revisions. As indicated in reference (d) the subject project is no longer supported in the FY-89 program; therefore, the project is certified as a DD 1391-P (Preliminary). Submission of the final DD 1391 will be required when the project is supported in a current budget year program.

b. The Preliminary Environmental Assessment is considered adequate for the size, location and scope of the project.

c. Updated FPD's have been added as enclosure (5).

2. By copy of this Endorsement, the CO NAVHOSP Camp Lejeune is requested to:

a. Prepare and submit a request for project site approval in accordance with reference (e).

b. Prepare and submit the final DD 1391 when the project is supported in a current budget year program.

*C. P. O'Neill*  
 C. P. O'NEILL  
 Acting Vice Commander

Copy to:  
 NAVHOSP Camp Lejeune  
 NAVDENCLINIC Camp Lejeune  
 CG MCB Camp Lejeune  
 COMNAVFACENGCOM (Advance)  
 COMNAVMEDCOM (Advance)

10/1

10/1





DEPARTMENT OF THE NAVY  
NAVAL MEDICAL COMMAND  
WASHINGTON, D.C. 20372-5120

09P  
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IN REPLY REFER TO

11010  
Ser 433/60516033

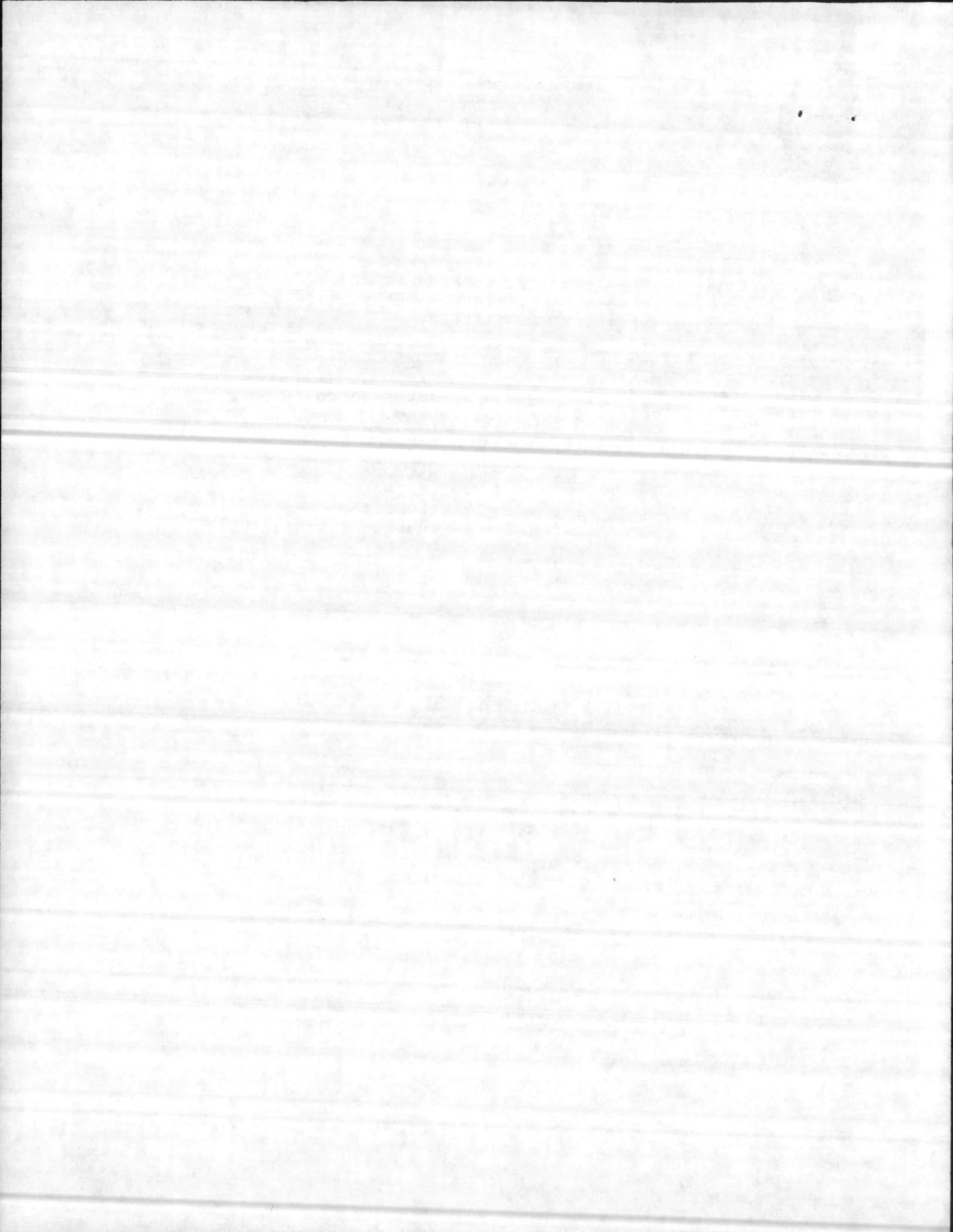
4 JUN 1986

From: Commander, Naval Medical Command  
To: Commander, Atlantic Division, Naval Facilities Engineering  
Command, Norfolk, VA 23511-6287

Subj: DOCUMENTATION FOR MILCON PROJECT P-190.

1. The attached correspondence was addressed to our command out of order and is forwarded for your review.

*H. J. Sazima*  
H. J. SAZIMA  
Deputy Commander for  
Readiness and Logistics





DEPARTMENT OF THE NAVY  
NAVAL HOSPITAL  
CAMP LEJEUNE, NORTH CAROLINA 28542-5008

IN REPLY REFER TO  
11013/P-190  
13  
14 May 1986

From: Commanding Officer, Naval Hospital, Camp Lejeune, NC 28542-5008  
To: Commander, Naval Facilities Engineering Command, Attn: Code 21,  
200 Stovall Street, Alexandria, VA 33223-2300

Via: Commander, Naval Medical Command, Washington, DC 20372-5120  
Commander, Naval Medical Command, Mid-Atlantic Region, Norfolk,  
VA 23508-1297  
Commander, Atlantic Division, Naval Facilities Engineering Command,  
Norfolk, VA 23511-6287

Subj: MILCON PROJECT P-190, PROJECT DOCUMENTATION FOR

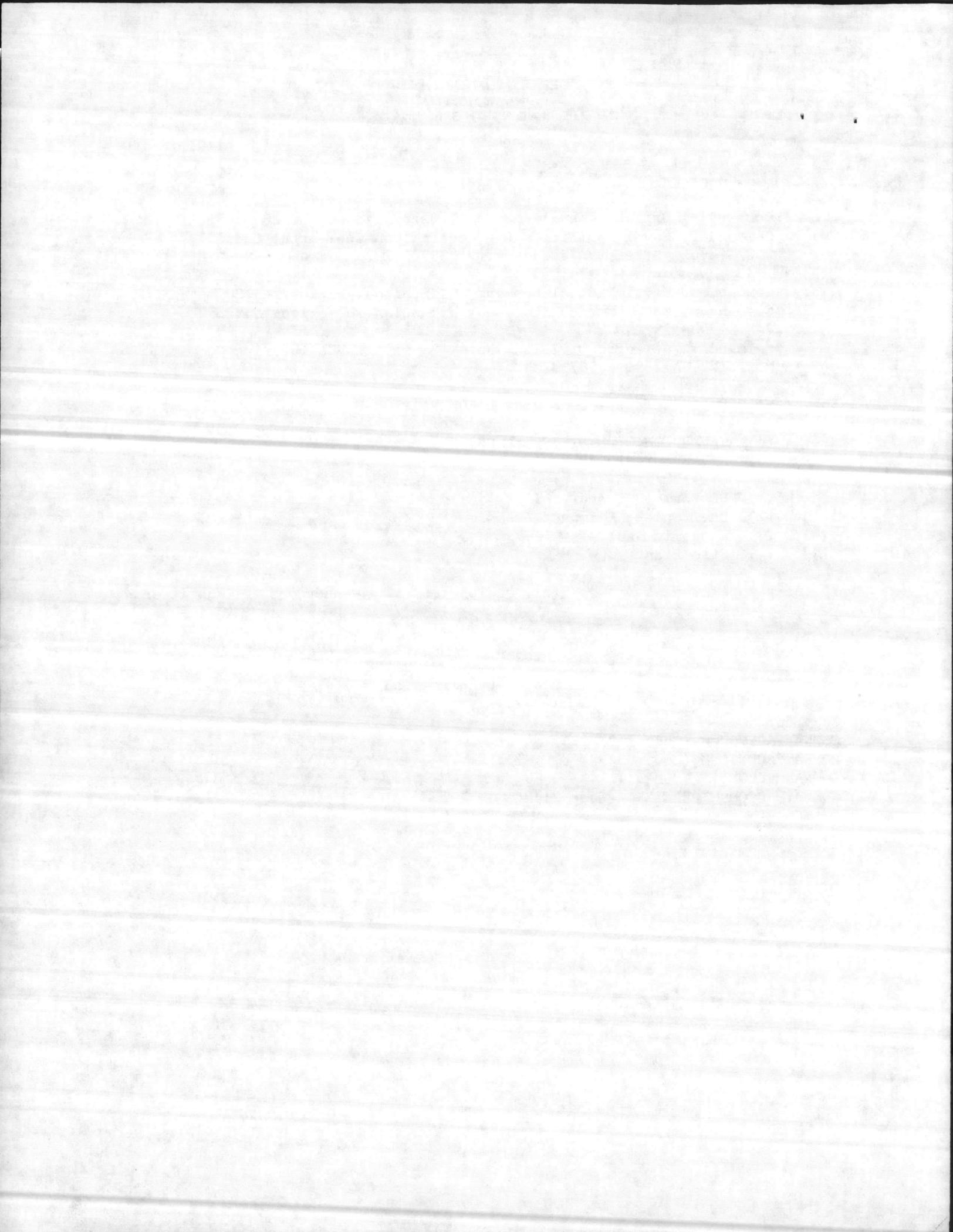
Ref: (a) NAVMEDCOM MIDLANTREG msg 051220Z May 86  
(b) NAVMEDCOM MIDLANTREG msg 281710Z Apr 86

Encl: (1) DD Form 1391 and Facility Study  
(2) Environmental Impact Assessment  
(3) Economic Analysis  
(4) Site Plan

1. As per references (a) and (b), enclosures (1) through (4) are submitted.

*Ricky V. Richards*  
R. V. RICHARDS  
By direction

Copy to:  
COMNAVFACENGCOM (Code 212/213)  
COMNAVFACENGCOM (Code 0523A)  
COMNAVMEDCOM (MEDCOM-43)  
COMNAVMEDCOM MIDLANTREG (Code 21)  
CG MCB CLNC  
NAVDENCLINIC CLNC  
CO MCAS NEW RIVER



(Preliminary)

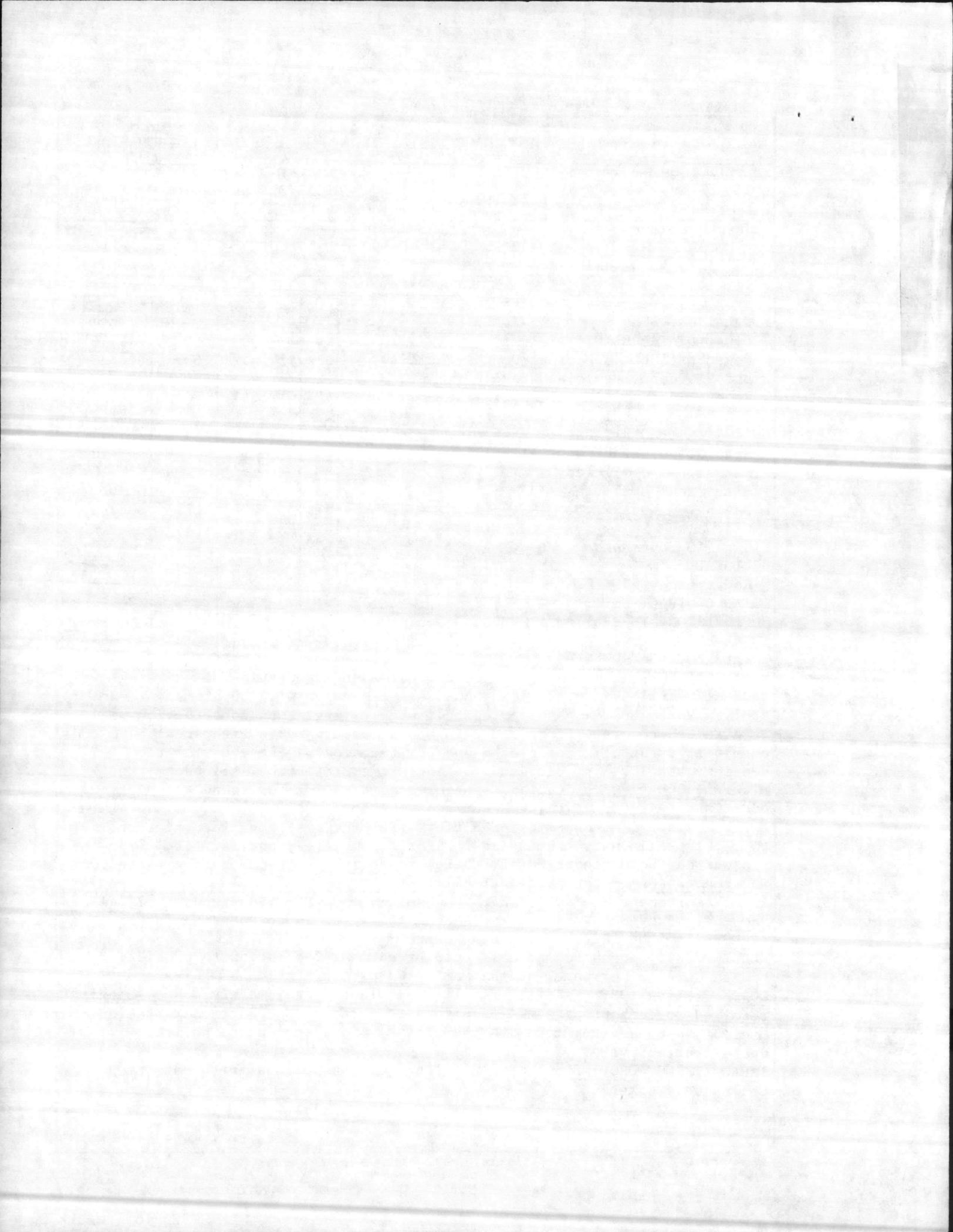
1. COMPONENT NAVY		FY 1989 MILITARY CONSTRUCTION PROJECT DATA		2. DATE <del>13 May 86</del> 16 Jun	
3. INSTALLATION AND LOCATION NAVAL HOSPITAL, CAMP LEJEUNE, N. C.			4. PROJECT TITLE MEDICAL/DENTAL CLINIC MCAS NEW RIVER		
5. PROGRAM ELEMENT		6. CATEGORY CODE 550-10	7. PROJECT NUMBER P-190	8. PROJECT COST (\$000) <del>3,400</del> 3,000	

9. COST ESTIMATES

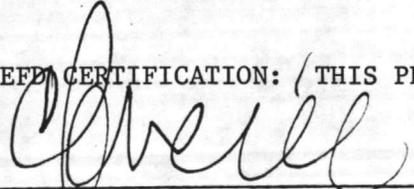
ESCALATED TO		U/M	QUANTITY	UNIT COST	COST (\$000)
ITEM	1 APR 89				
ESCALATION: 11%					
MEDICAL/DENTAL CLINIC					
New Construction-Medical/Dental Facility and Emergency Vehicle Garage		SF	27,098		2,644 2,560
Renovation Existing Building - AS-302		SF	14,457	<del>126</del> 46.28	(1,822) (1,324)
Built-in Medical Equipment		SF	12,641	65	(822)
	OMSI	LS			(310) (26)
SUPPORTING FACILITIES					
Special Construction (Piling)		LS			86 165
Mechanical Utilities		LS			(40)
Electrical Utilities		LS			(10) (20)
Paving		LS			(20) (40)
Sidewalks		SY	1200	17	(3) (20)
Site Improvements		SY	200 167	15	(3) (5)
		LS			(10) (20)
SUBTOTAL					3,040 2,715
Contingency 5%					152 136
TOTAL CONTRACT COST					3,192 2851
SUPERVISION, INSPECTION & OVERHEAD 5.5%					176 157
TOTAL REQUEST					3,368 3008
TOTAL REQUEST (ROUNDED)					3,400 3000

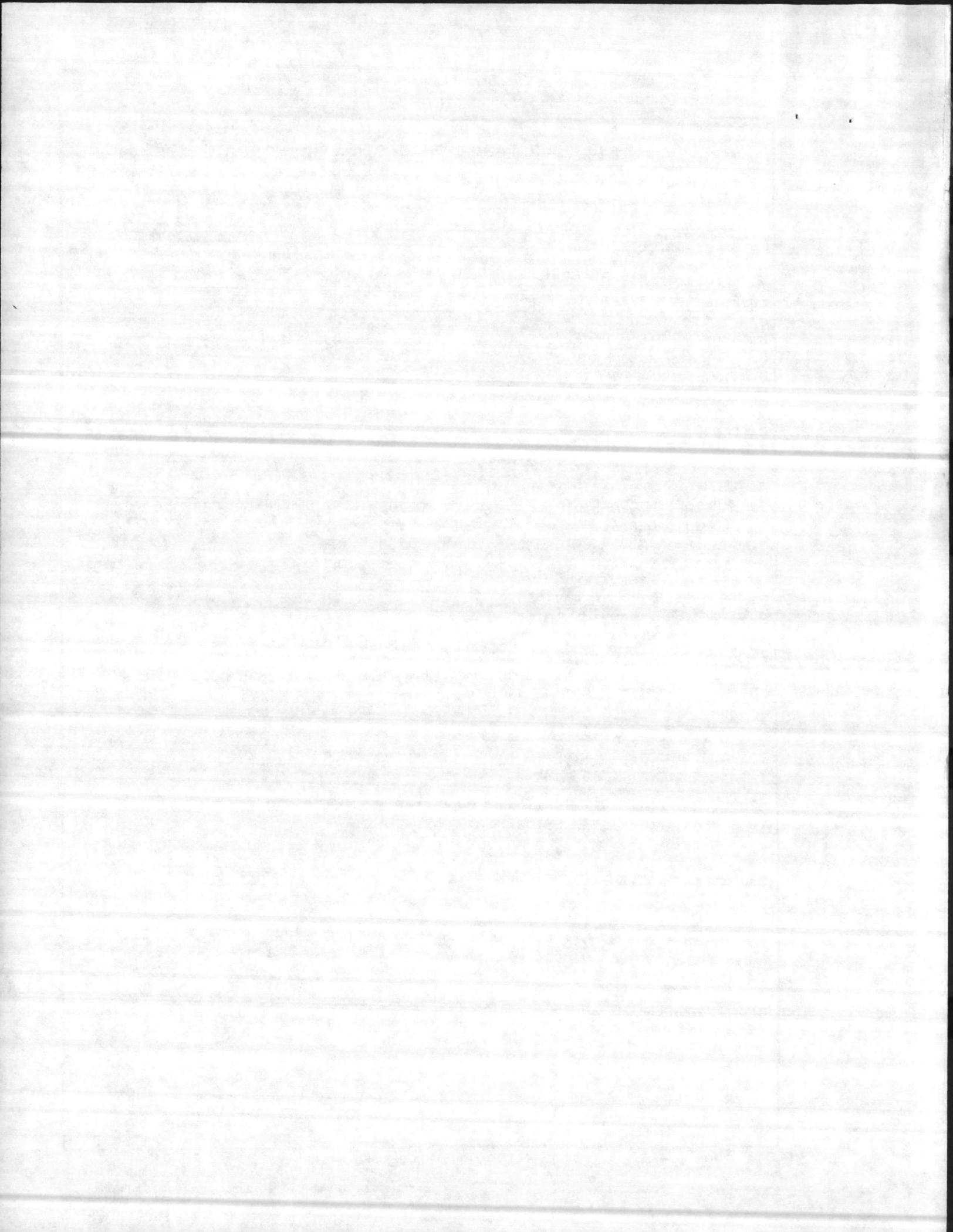
10. DESCRIPTION OF PROPOSED CONSTRUCTION Expansion and renovation of existing Medical/Dental Clinic, Building AS-302. Expansion will be premanent one story masonry building supported by timber piling. New construction will be a raised concrete floor and reinforced masonry walls with steel beam end bar joist structure roof system and built-up roof. Project will require heating, ventilation, air conditioning, fire protection, telephone, and electrical back-up system and special consideration for sound attenuation. Additional Air Conditioning Required: 60 Tons TYPE 'A' omsi will be provided. Note: This project submission differs from the preliminary submission in that the preliminary submission was for a completely new facility. The project has been reconsidered; therefore, this submission is for expansion and renovation of the present facility.

11. Requirement: 27,098 SF; Adequate: 0 SF; Substandard 12,641 SF  
 PROJECT: Provide a medical and dental clinic to support Marine Corps Air Station, New River and tenant units.  
 REQUIREMENT: Adequate medical/dental treatment facilities to provide health care to personnel at the Marine Corps Air Station New River.  
 CURRENT SITUATION: Existing facility provides approximately 43% of space required to support personnel assigned to units at New River Air Station. Lack of space severly inhibits the ability of medical personnel to operate effectively.  
 IMPACT IF NOT PROVIDED: Continued long waiting periods for treatment due to inaquate space.

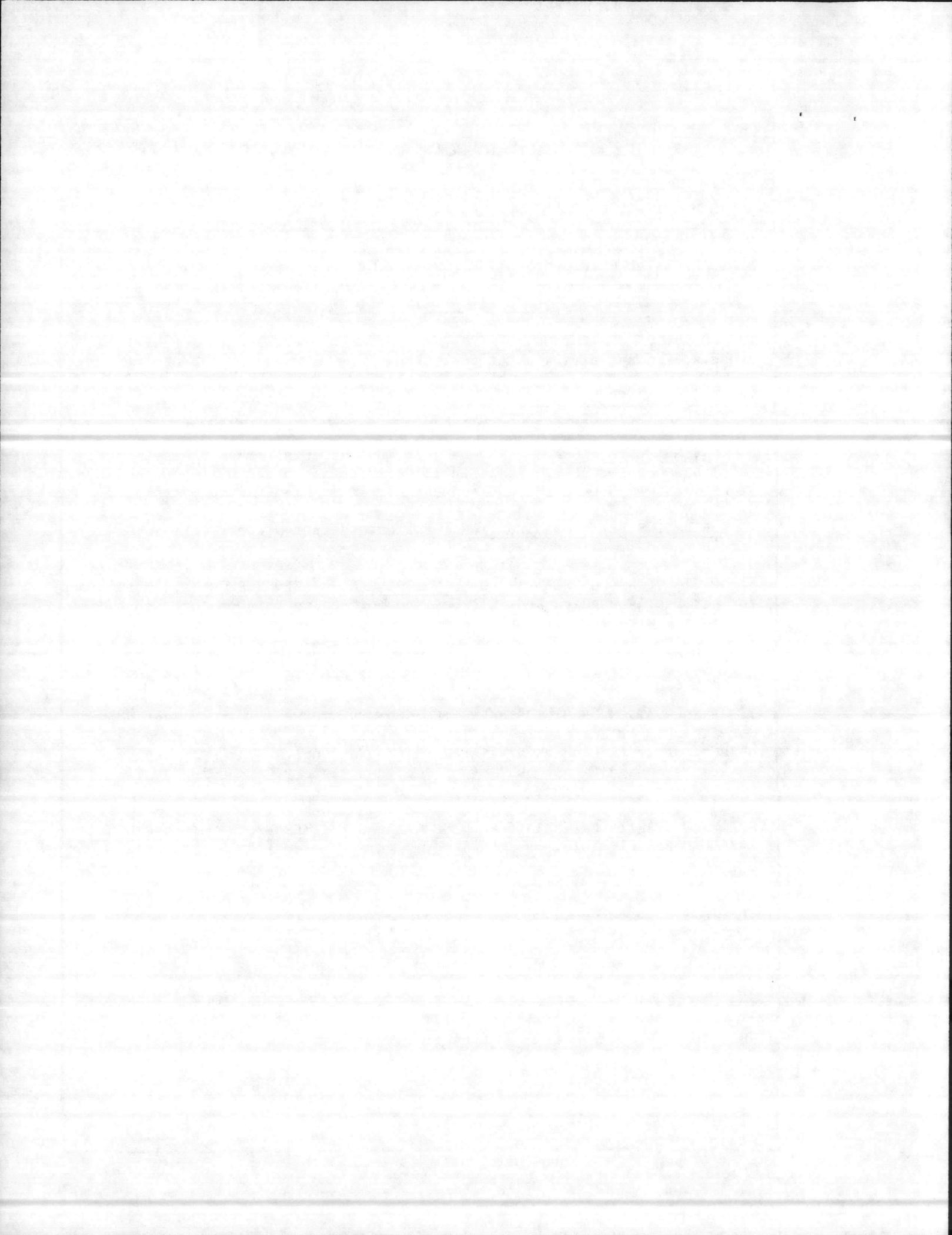


"PRELIMINARY"

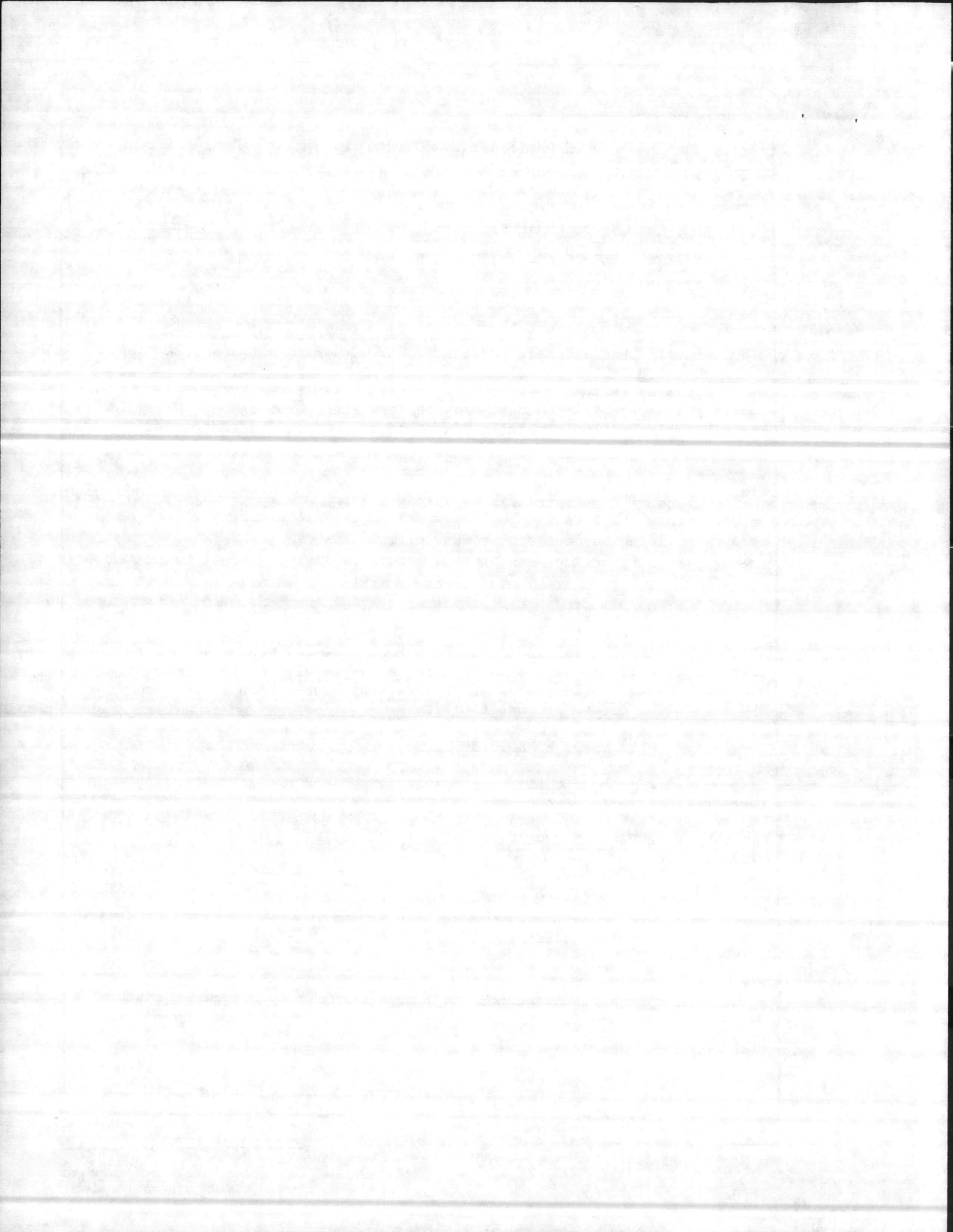
1. COMPONENT <b>NAVY</b>	<b>FY 19<del>89</del> MILITARY CONSTRUCTION PROJECT DATA</b>	2. DATE <del>30 Apr 86</del> <i>16 Jun</i>			
3. INSTALLATION AND LOCATION <b>NAVAL HOSPITAL, CAMP LEJEUNE, N. C.</b>					
4. PROJECT TITLE <b>MEDICAL/DENTAL CLINIC MARINE CORPS AIR STATION NEW RIVER</b>	5. PROJECT NUMBER <b>P-190</b>				
SUPPLEMENTAL SHEET TO PRELIMINARY DD FORM 1391					
A. UIC	M67001				
B. TENANT UIC MEDICAL/DENTAL	N68093/N68410				
C. SPECIAL AREA	N/A				
D. INVESTMENT PROGRAM	07				
E. SAVINGS/INVESTMENT RATIO	N/A				
CATEGORY		ESTIMATED			
<u>CODE</u>	<u>PROJECT TITLE</u>	<u>SCOPE</u>	<u>U/M</u>	<u>COST</u>	<u>CC</u>
@ 550-10	MEDICAL/DENTAL CLINIC	<del>28,913</del> <i>27,098</i>	SF	<del>3,000</del> <i>3,781</i>	3
K. 550-10	MEDICAL	20,798	SF	<del>2,720</del> <i>(2,303)</i>	3
L. 540-10	DENTAL	<del>5,600</del> <i>8,115</i>	SF	<del>1,061</del> <i>(620)</i>	3
M. 143-10	AMBULANCE GARAGE	700	SF	<del>22</del> <i>(77)</i>	3
N. 852-10	PARKING	<del>1,200</del> <i>2,351</i>	SY	<del>40</del>	3
O. 852-10	SIDEWALKS	<del>200</del> <i>167</i>	SY	<del>3</del>	3
P.	SITE IMPROVEMENTS		LS	<del>15</del>	3
Q. 812	ELECTRICAL DISTR		LS	<del>80</del>	3
R. 822	MECHANICAL DISTR		LS	<del>120</del>	3
ACTIVITY CERTIFICATION: I CERTIFY THAT THIS PROJECT IS REQUIRED TO SUPPORT ACTIVITY/MISSION FUNCTIONS.					
 J. D. MARRIOTT                      CAPT MC USN COMMANDING OFFICER, NAVAL HOSPITAL				<i>1 May 86</i> DATE	
MINOR CLAIMANT CERTIFICATION: I CERTIFY THAT THIS PROJECT IS REQUIRED TO SUPPORT ACTIVITY/MISSION FUNCTIONS.					
MAJOR CLAIMANT REPRESENTATIVE				DATE	
EFD CERTIFICATION: THIS PROJECT IS SUPPORTED BY SFPS					
 EFD COMMANDER/COMMANDING OFFICER				<i>6/25/86</i> DATE	



1. COMPONENT NAVY	FY 19 <sup>89</sup> MILITARY CONSTRUCTION PROJECT DATA	2. DATE 13 May 1986 16 Jun
3. INSTALLATION AND LOCATION NAVAL HOSPITAL, CAMP LEJEUNE, N. C.		
4. PROJECT TITLE MEDICAL/DENTAL CLINIC NEW RIVER AIR STATION		5. PROJECT NUMBER P-190
<p style="text-align: center;"><u>SPECIAL CONSIDERATIONS</u></p> <ol style="list-style-type: none"> <li>1. <u>POLLUTION PREVENTION, ABATEMENT, and CONTROL</u>: This project will not cause additional air or water pollution.</li> <li>2. <u>FLOOD HAZARD EVALUATION</u>: Requirements of executive order No. 11296 (Flood Hazards) are not applicable.</li> <li>3. <u>ENVIRONMENTAL IMPACT</u>: The project Environmental Impact Assessment (EIA) has been written. It is anticipated this project will not have a significant impact on the environment nor is it highly controversial.</li> <li>4. <u>FALLOUT SHELTER CONSTRUCTION</u>: Fallout shelter protection is not incorporated in this project.</li> <li>5. <u>DESIGN FOR ACCESSIBILITY OF PHYSICAL HANDICAPPED PERSONNEL</u>: Provisions for physically handicapped will be incorporated in this project in accordance with ANSI standards.</li> <li>6. <u>USE OF AIR CONDITIONING</u>: All "U" factors will be made to conform with DOD 4270.1-M.</li> <li>7. <u>PRESERVATION OF HISTORICAL SITES AND STRUCTURES</u>: This project does not directly or indirectly affect a district, site, building, structure, object, or setting which is listed in the National Register or otherwise possesses a significant quality of American History, Archeology, Architecture, or culture.</li> <li>8. <u>"NEW START: CRITERIA for COMMERCIAL ACTIVITIES PROGRAM (OMB CIRCULAR A-76)</u>: Not Applicable.</li> </ol>		



1. COMPONENT NAVY	FY 19 <u>89</u> MILITARY CONSTRUCTION PROJECT DATA	2. DATE <del>13 May</del> 86 16 Jun
3. INSTALLATION AND LOCATION NAVAL HOSPITAL, CAMP LEJEUNE, N. C.		
4. PROJECT TITLE MEDICAL/DENTAL CLINIC NEW RIVER AIR STATION	5. PROJECT NUMBER P-190	
<p style="text-align: center;"><u>FACILITY STUDY</u></p> <p>1. <u>PROJECT</u>. Renovate and expand the present medical/dental clinic at New River Air Station, Jacksonville, N. C. with associated parking area.</p> <p>2. <u>CURRENT AND FUTURE WORKLOAD WITH REGARD TO THIS PROJECT</u>. This facility will be utilized daily for the treatment of personnel of the New River Air Station area. The duration of need is indefinite.</p> <p>3. <u>DESCRIPTION OF PROPOSED CONSTRUCTION</u>.</p> <p style="padding-left: 40px;">a. <u>Type of Construction</u>. Expansion and renovation of existing Medical/Dental clinic, Building AS-302. Expansion will be permanent one story masonry building supported by timber piling. New construction will be a raised concrete floor and reinforced masonry walls with steel beam end bar joist structure roof system and built-up roof. Project will require heating, ventilation, air conditioning, fire protection, telephone, electrical back-up system, and special consideration for sound attenuation. Additional Air Conditioning Required: 60 Tons Note: This project submission differs from the preliminary submission in that the preliminary submission was for a completely new facility. The project has been reconsidered; therefore, this submission is for expansion and renovation of the present facility.</p> <p style="padding-left: 40px;">b. <u>DESCRIPTION OF WORK TO BE DONE</u>.</p> <p style="padding-left: 80px;">(1) <u>PRIMARY FACILITY</u>. Permanent steel and masonry structure on treated timber piling foundation.</p> <p style="padding-left: 80px;">(2) <u>ENERGY CONSERVATION</u>. This project will utilize energy efficient equipment.</p> <p style="padding-left: 80px;">(3) <u>COLLATERAL EQUIPMENT</u>.</p> <p style="padding-left: 120px;">(a) <u>BUILT-IN EQUIPMENT TO BE MCON FUNDED</u>.</p> <p style="padding-left: 160px;"><del>Heating, Ventilation &amp; Air Conditioning Systems</del> Telephone, Fire Alarm &amp; Intercom Systems <del>Blinds, Screens and Curtains</del> <del>Drinking Water Coolers</del> Casework</p>		



1. COMPONENT NAVY	FY 1989 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 13 May 86 16 Jun
3. INSTALLATION AND LOCATION NAVAL HOSPITAL, CAMP LEJEUNE, N. C.		
4. PROJECT TITLE MEDICAL/DENTAL CLINIC NEW RIVER AIR STATION		5. PROJECT NUMBER P-190

(3) COLLATERAL EQUIPMENT. (CONTD)

(b) MEDICAL AND DENTAL EQUIPMENT TO BE MCON FUNDED

Central Supply Room (Dental)  
 Central Supply Room (Medical)  
 Panorex Room (Dental)  
 Laboratory (Dental)  
 Laboratory (Medical)  
 X-Ray Room (Medical)  
 Endo Room (Dental)  
 Control Station (Medical)  
 Control Station (Dental)

(c) SUPPORT EQUIPMENT - List will be developed at P.E.D.

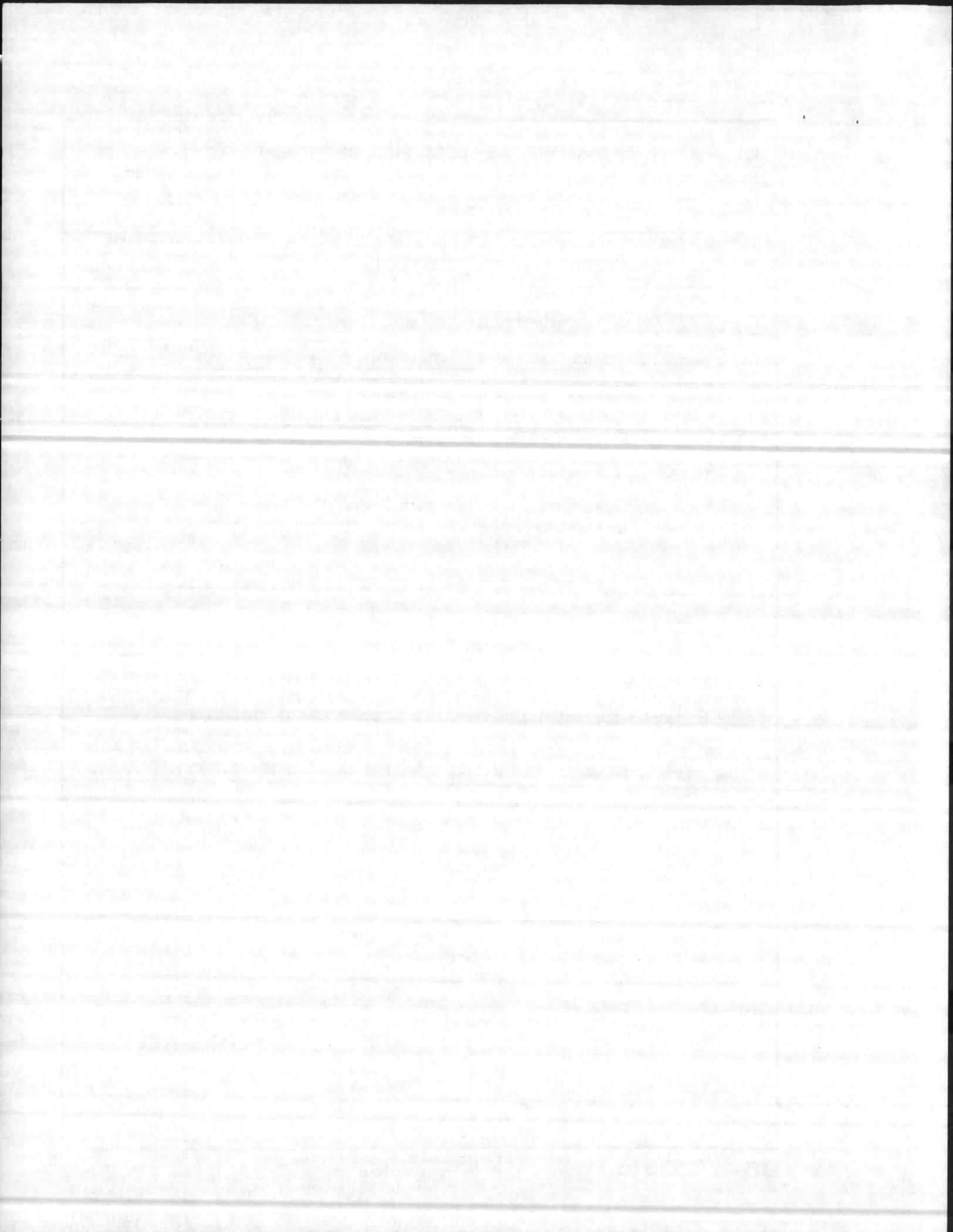
(4) SUPPORTING FACILITIES. Treated timber pilings, site improvements, parking areas, sidewalks, etc.

4. COST ESTIMATE. Area cost factor for Camp Lejeune, N. C. is 0.<sup>86</sup><sub>95</sub>. Cost data derived from the Military Construction Cost Review Guide (DOD 4270-1-CG) and escalated to FY-89 to provide for this proposed facility.

a. Facilities	Quantity	Unit Cost	Cost
New Construction - Medical Clinic	11,949 SF	126	1,505,574
Dental Clinic	1,808 SF	126	227,808
Emergency Vehicle Garage	700 SF	126	88,200
Renovation: Medical Clinic	8,849 SF	65	575,185
Dental Clinic	3,792 SF	65	246,480
	SUBTOTAL		2,643,247

b. Built-in Medical and Dental Equipment

Central Supply Room (Dental) = 30,000  
 Central Supply Room (Medical) = 30,000  
 Panorex Room (Dental) = 15,000  
 Laboratory (Dental) = 25,000  
 Laboratory (Medical) = 50,000  
 X-Ray Room SEE 1391-P (Medical) = 110,000  
 Endo Room (Dental) = 7,000  
 Control Station (Medical) = 3,000



1. COMPONENT  NAVY	FY 1989 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 13 May 86 16 Jun
3. INSTALLATION AND LOCATION  NAVAL HOSPITAL, CAMP LEJEUNE, N. C.		
4. PROJECT TITLE  MEDICAL/DENTAL CLINIC NEW RIVER AIR STATION		5. PROJECT NUMBER  P-190
4. <u>COST ESTIMATE (CONTD)</u>		
b. <u>Built-in Medical and Dental Equipment (Contd)</u>		
Control Station	(Dental) =	3,000
		273,000
	INSTALLATION COST 12%	32,760
	PROCUREMENT SURCHARGE 1.5%	4,095
	SUBTOTAL	309,855
c. <u>Supporting Facilities</u>		
	<u>Quantity</u>	<u>Unit Cost</u> <u>Cost</u>
Special Construction (Piling)	LS	40,000
Mechanical Utilities	LS	10,000
Electrical Utilities	LS	20,000
Paving	200 SY      17	3,000
Sidewalks	167 SY      17	3,000
Site Improvements	LS	10,000
	SUBTOTAL	86,000
	TOTAL	\$3,039,102
	CONTINGENCY 5%	151,955
	SUBTOTAL	3,191,057
	SUPERVISION, INSPECTION & OVERHEAD 5.5%	175,508
	TOTAL REQUEST	3,366,565
	TOTAL REQUEST ROUNDED	3,400,000

SEE 1391-P

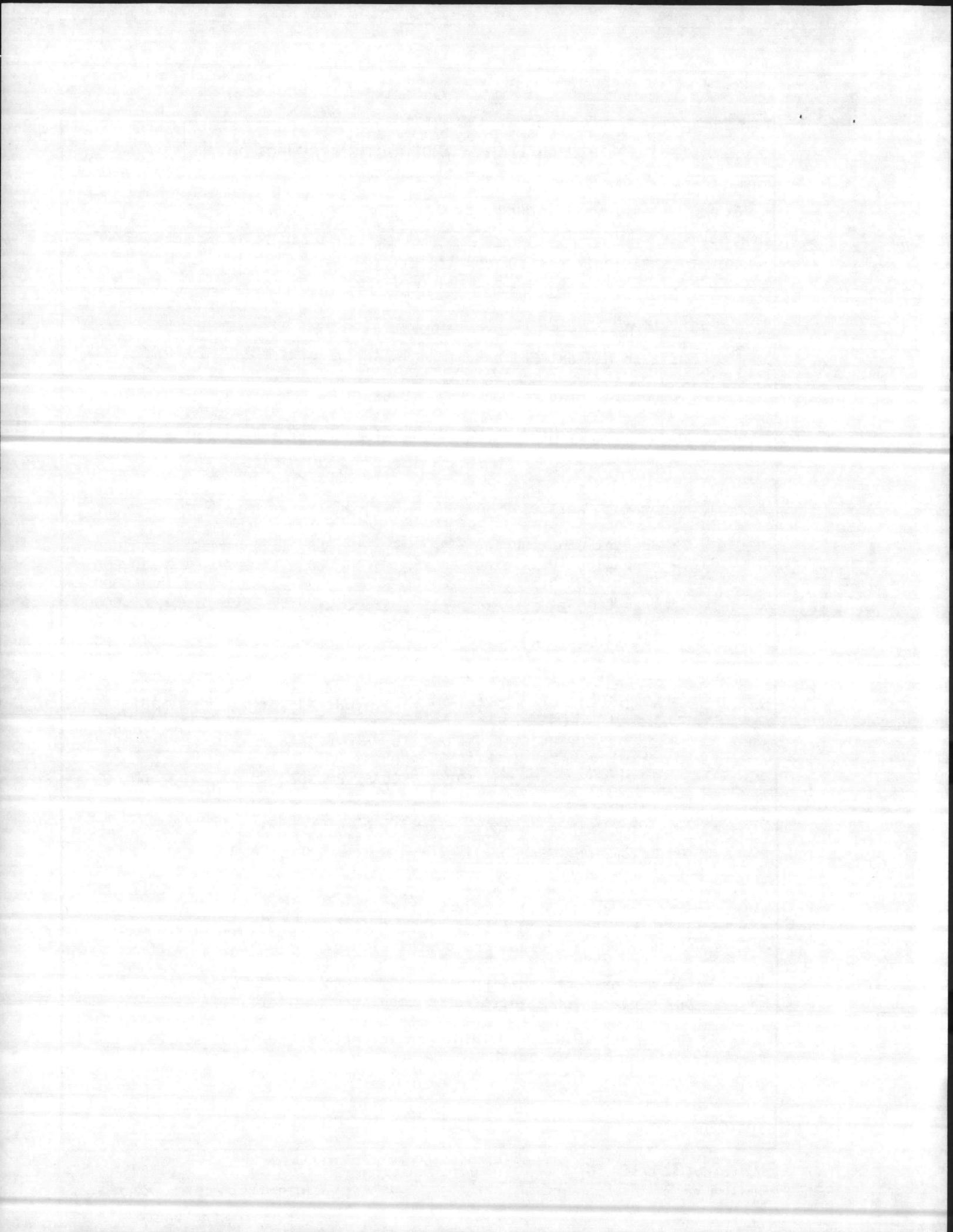
5. JUSTIFICATION FOR PROJECT AND FOR SCOPE OF PROJECT.

a. JUSTIFICATION FOR PROJECT

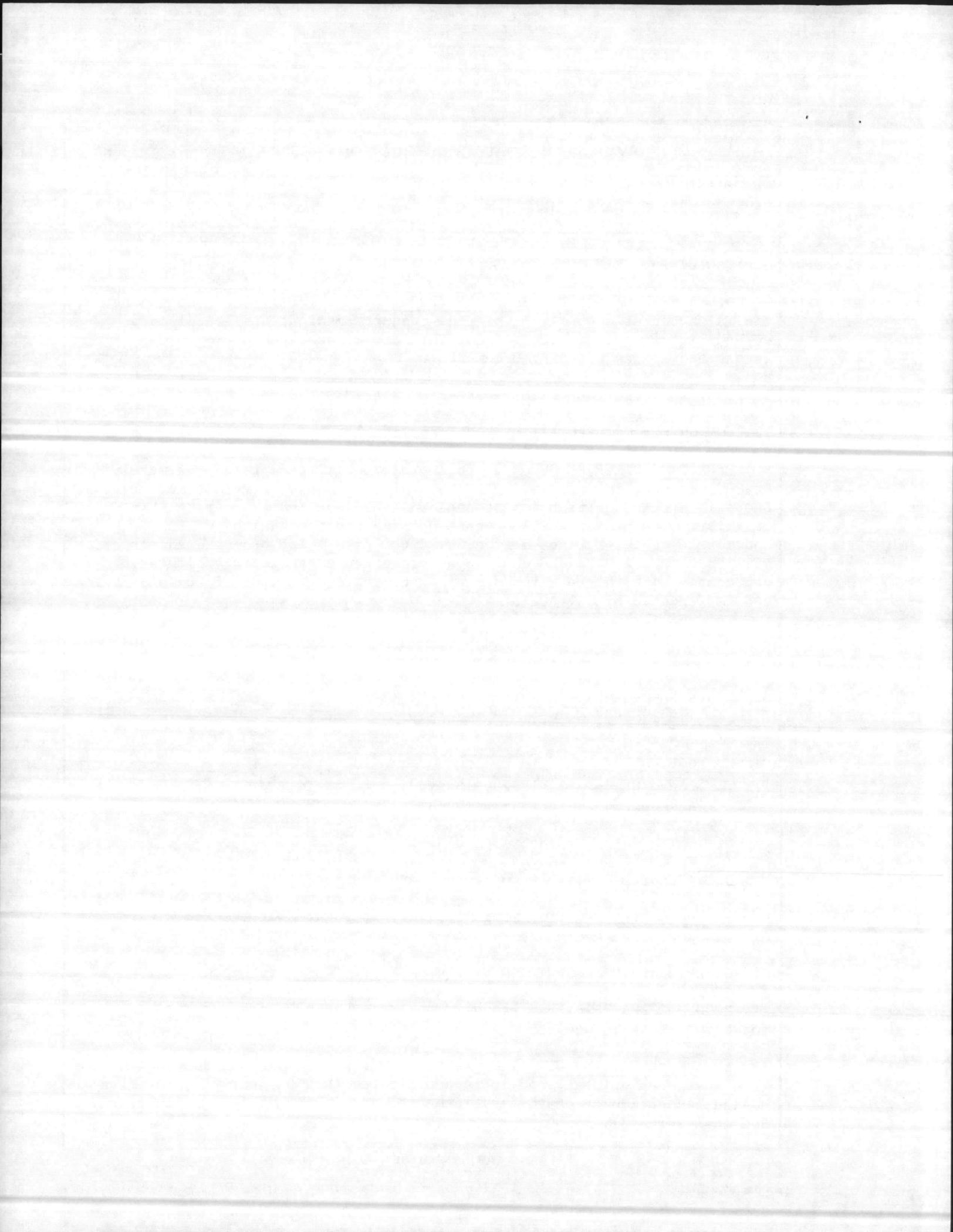
(1) PROJECT. The proposed project will expand and renovate the existing medical and dental clinic which does not meet the space requirements and is located near the Air Station runways which produces excessive noise for a medical and dental clinic.

(2) The present facility is too small to provide adequate medical and dental care. There is no ambulance shelter.

(3) IMPACT IF NOT PROVIDED. An adequate medical and dental facility will not be available to the New River Air Station.



1. COMPONENT NAVY	FY 19 <u>89</u> MILITARY CONSTRUCTION PROJECT DATA	2. DATE <del>13 May</del> 86 16 Jun
3. INSTALLATION AND LOCATION NAVAL HOSPITAL, CAMP LEJEUNE, N. C.		
4. PROJECT TITLE MEDICAL/DENTAL CLINIC NEW RIVER AIR STATION	5. PROJECT NUMBER P-190	
b. <u>JUSTIFICATION FOR SCOPE OF PROJECT.</u> The facilities size is the minimal acceptable that will provide adequate medical and dental care at New River. The requirement for this project was taken from the latest Facilities Planning Documents.		
6. <u>EQUIPMENT PROVIDED FROM OTHER APPROPRIATIONS.</u> None.		
7. <u>COMMON SUPPORT FACILITIES.</u> Not applicable.		
8. <u>EFFECT ON OTHER RESOURCES.</u> This project will require approximately \$2,000 per year in increased O&MN funds for increased services and operations. No additional personnel will be required to operate this facility. The project will enhance and improve the health, welfare, and morale of the Marines at the New River Area. The proposed construction will be responsible to the challenges presented by the energy situation and comply with the requirements of executive order 12003 of 20 July 1977 and implemented by NAVFACINST 4100.5A.		
<u>UTILITY REQUIREMENTS</u>		
a. <u>ELECTRICITY</u> Consumption            208,940 kwhr/yr Peak demand            150 kw Avg. demand            115		
b. <u>STEAM</u> Consumption    2,412,790 lbs/yr Avg demand        922 lbs/hr		
c. <u>WATER</u> 5,868,154 gals/yr		
d. Adequate Utility Requirements are available.		
9. <u>SITING OF THE PROJECT.</u> This facility is located at the New River Air Station. See enclosure (4).		
10. <u>OTHER GRAPHIC PRESENTATIONS, INCLUDING PHOTOGRAPHS.</u> None.		
11. <u>ECONOMIC ANALYSIS.</u> An economic analysis has been prepared and is forwarded as enclosure (3).		
12. <u>ENVIRONMENTAL IMPACT.</u> The project environmental impact assessment (EIA) has been written, and it is anticipated this project will not have a significant impact on the environmental nor is it highly controversial. See enclosure (2).		



1. COMPONENT NAVY	FY 19 <sup>89</sup> MILITARY CONSTRUCTION PROJECT DATA	2. DATE <del>13 May</del> 1986 16 Jun
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3. INSTALLATION AND LOCATION  
NAVAL HOSPITAL, CAMP LEJEUNE, N. C.

4. PROJECT TITLE MEDICAL/DENTAL CLINIC NEW RIVER AIR STATION	5. PROJECT NUMBER P-190
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13. QUANTITATIVE DATA.

MEDICAL/DENTAL CLINIC

CATEGORY CODE 550-10, 540-10, 143-10

a. The basic support requirement for the above CCN is derived from the current Facilities Planning Documents.

b. EXISTING ASSETS.

<u>BLDG NO.</u>	<u>SF</u>	<u>REMARKS</u>
AS-302	12,641	Substandard - Def Code D39, A24, A30

c. PLANNED FACILITY

<u>PROJECT NO.</u>	<u>SF</u>	<u>REMARKS</u>
P-190	20,798	Medical Clinic
	5,600	Dental Clinic
	700	Ambulance Garage
	<u>27,098</u>	Total Planned Facility
	12,641	Total Existing Assets Substandard
	27,098	Total Existing Adequate Assets & Planned Facility

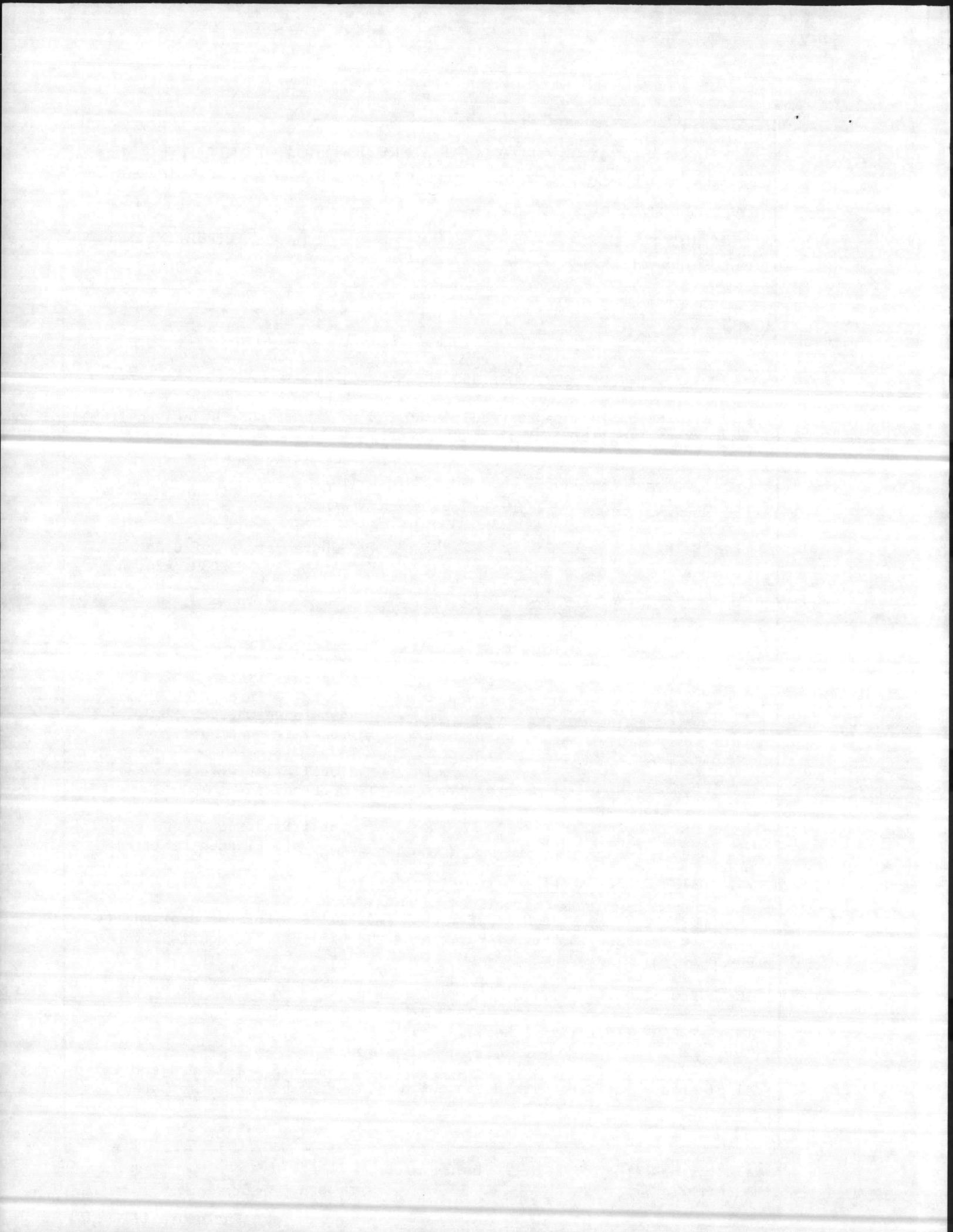
14. MAINTENANCE FACILITIES. Not applicable.

15. MORALE, WELFARE, AND RECREATIONAL FACILITIES: Recreational Facilities are existing in the New River Area and will not be required by the project.

16. RELOCATION FACILITIES. Not applicable.

17. STORAGE FACILITIES. Not applicable.

18. HAZARD IDENTIFICATION, ASSESSMENT, AND ANALYSIS. This project is a single-story building with no potential personnel hazard anticipated.



ENVIRONMENTAL IMPACT ASSESSMENT

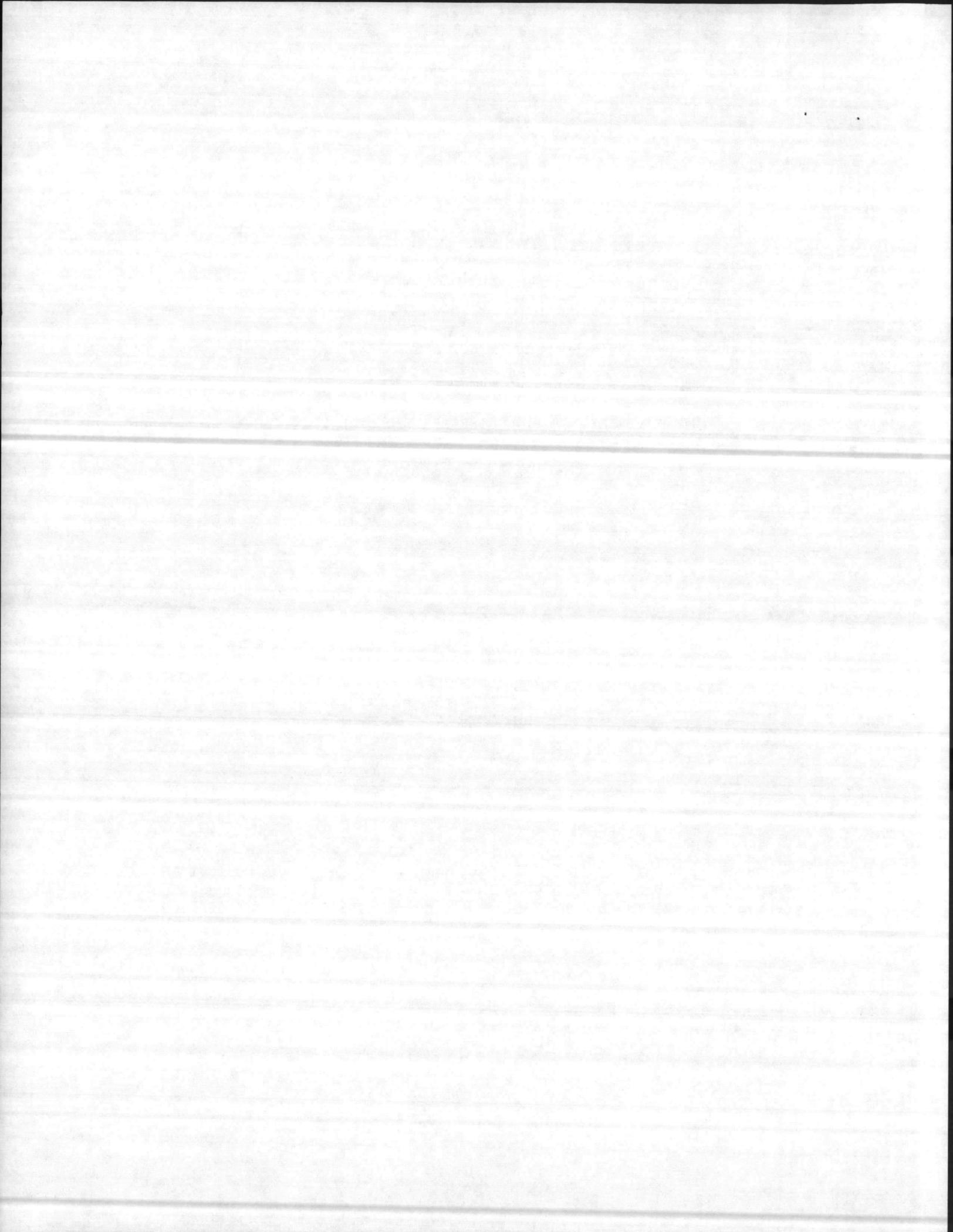
P-190 PROJECT

NEW RIVER AIR STATION DISPENSARY/DENTAL CLINIC

CAMP LEJEUNE, N. C.

Prepared by Naval Hospital, Camp Lejeune, N. C. for Naval Medical Command in accordance with OPNAVINST 6240.3 series in compliance with Section 102 (2) (c) of the National Environmental Policy Act of 1969.

Enclosure (2)



## I. INTRODUCTION

This project will provide a larger Dispensary/Dental Clinic to upgrade the existing medical facility at New River Air Station. The existing facility which was constructed in 1956, requires extensive maintenance and is not conducive to the modern practice of medicine, e. g., poor lighting, patient flow, crowded spaces, improper temperature control, etc.

The existing site is located on the South side of Curtis Road at the intersection of McAvoy Street. The area for expansion is currently a parking lot and grassed area.

## II. RELATIONSHIP OF PROPOSED ACTION TO LAND USE PLANS, POLICIES AND CONTROLS FOR THE AFFECTED AREA

The existing site is located on and surrounded by Federal property and is conveniently located for the purpose of the facility.

## III. PROBABLE IMPACT OF THE PROPOSED ACTION ON THE ENVIRONMENT

The site is located in a developed area. The area is readily available to existing potable water, heating, sewage disposal and electrical systems. There is no probable impact on the environment foreseen at this time.

## IV. ALTERNATIVES

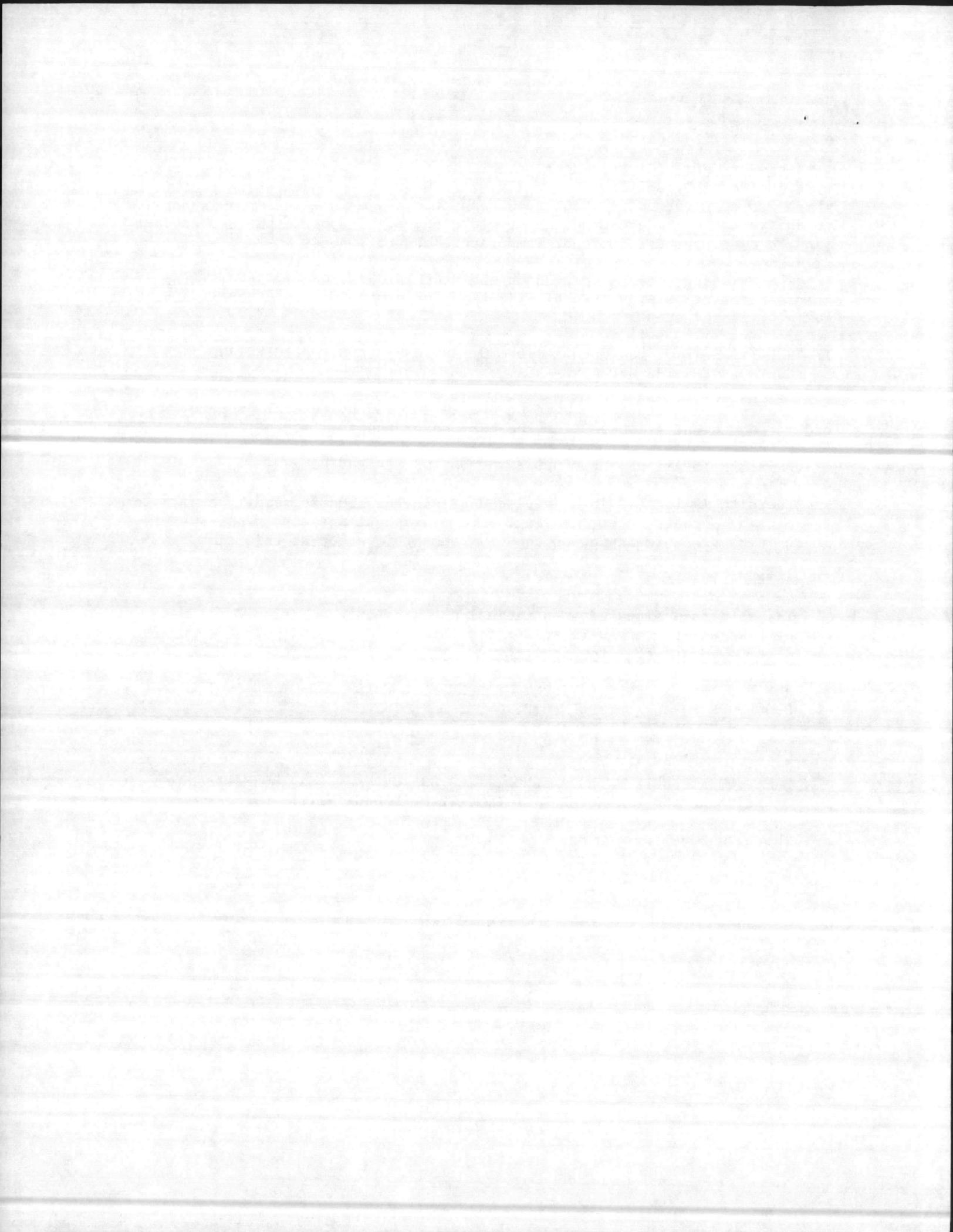
The site is designated as a medical use area on the Marine Corps Base Master Plan and is very well suited for this purpose. The only alternative would be to construct a few facility.

## V. ANY PROBABLE ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED SHOULD PROPOSAL BE IMPLEMENTED

None

## VI. RELATIONSHIP BETWEEN LOCAL SHORT-TERM USE OF MAN'S ENVIRONMENT AND MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY.

There is none foreseen at this time.

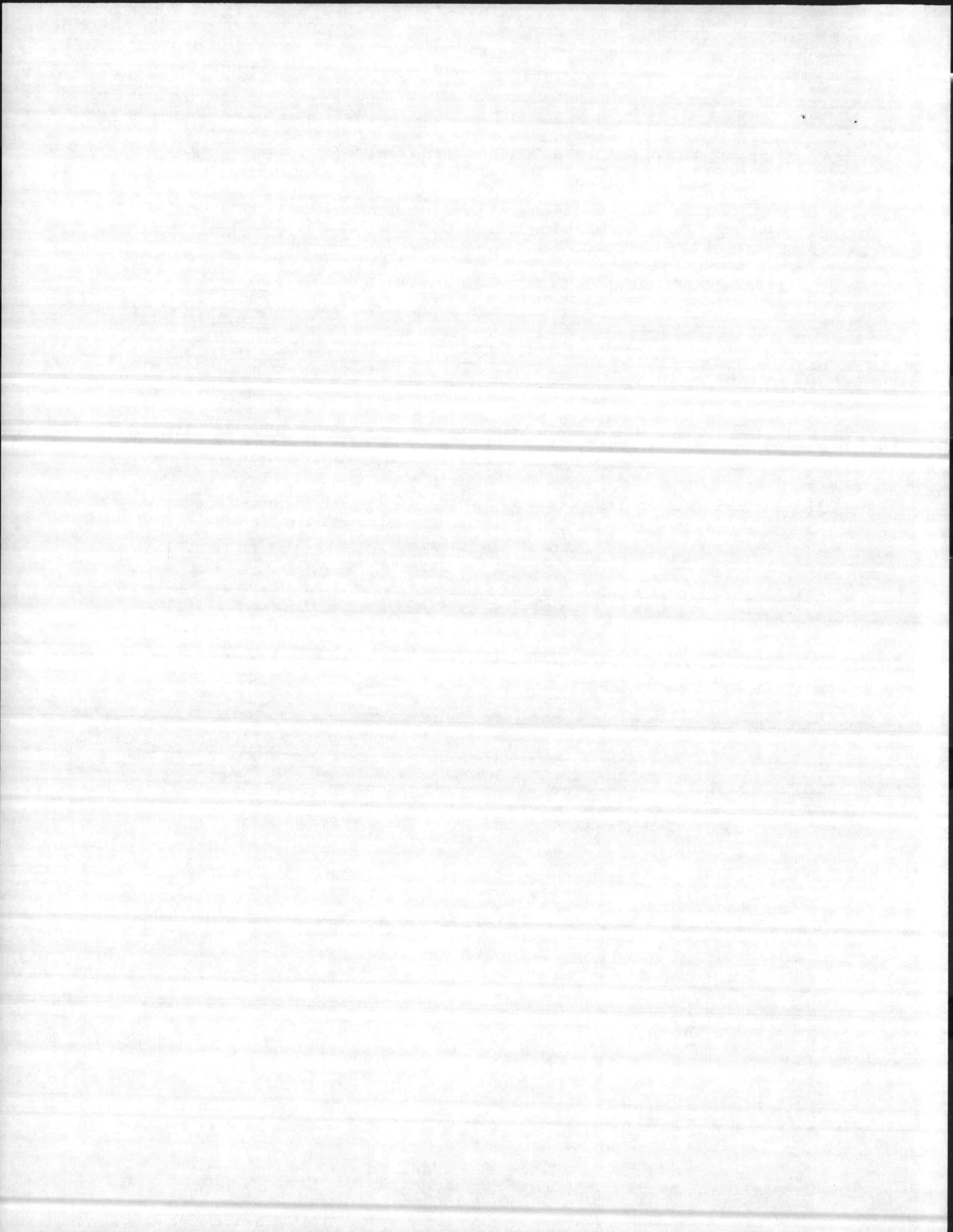


VII. ANY IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES THAT WOULD BE INVOLVED IN THE PROPOSED ACTION IF IMPLEMENTED.

There are no commitments of resources unforeseen on this project other than construction materials.

VIII. CONSIDERATIONS THAT OFFSET ADVERSE ENVIRONMENTAL EFFECTS.

None.



ALTERNATIVE A

ECONOMIC ANALYSIS

RENOVATION OF AS-302 AND ADD ON WITH ADDITIONAL SQUARE FEET REQUIRED

INVESTMENT COST:

CONSTRUCTION

a. Renovate existing building

12,641 x 65 = 822,000

b. Construct one single story building with masonry walls,  
piling foundation, utilities connection, parking area, sidewalks,  
ambulance shelter.

14,457 x 126 = 1,822,000

Supporting Facilities = 86,000

Built-in Medical Equipment = 310,000

SUBTOTAL 3,060,000

Contingency 5% = 152,000

3,192,000

Supervision, Inspection, Overhead 5.5% 175,560

3,367,560

Total Rounded

~~3,400,000~~

3,000,000\*

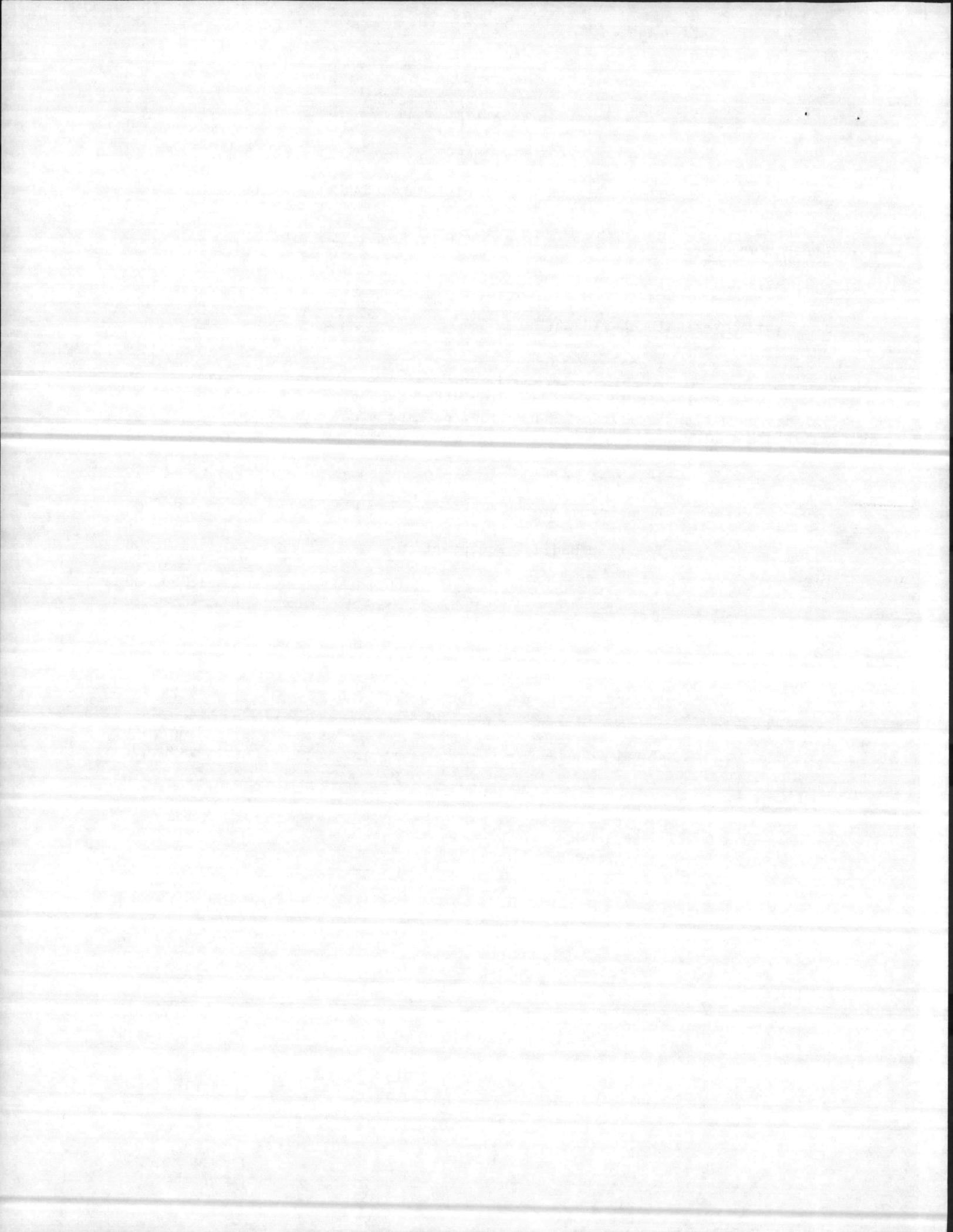
Terminal Value

~~3,400,000~~ x 0.097 = ~~329,800~~

3,000,000

291,000

\*  
SEE 1391-P



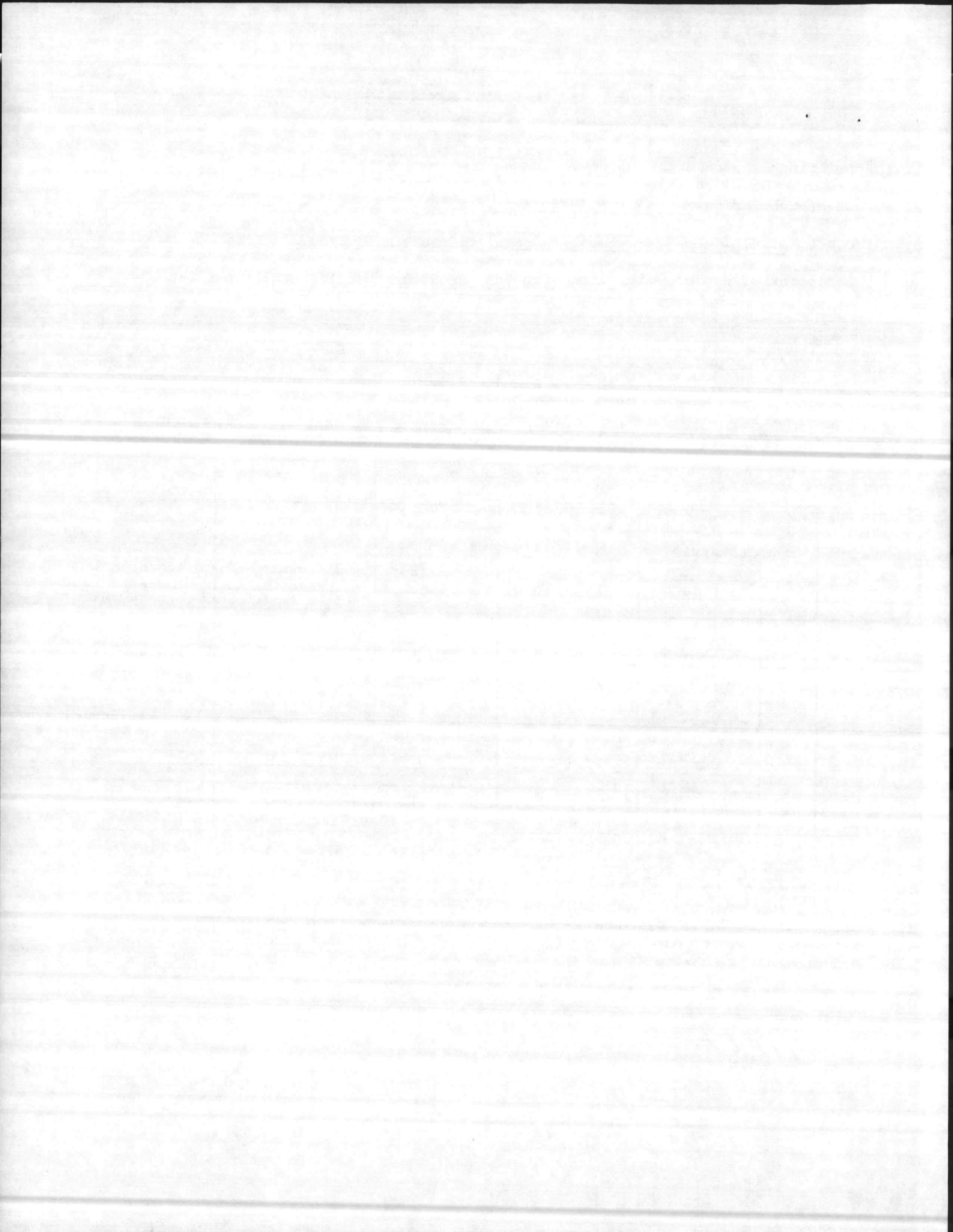
ECONOMIC ANALYSIS  
SUMMARY OF COSTS



1. Submitting Department of the Navy Component: Naval Medical Command
2. Date of Submission: 13 May 1986
3. Project Title: New River Medical/Dental Clinic
4. Description of Project Objective: Provide adequate medical/dental treatment facility for the New River Air Station
5. Alternative: A
6. Economic Life 25 yrs

8. Program/Project Costs						
7. Project Year(s)	a. Nonrecurring		b. Recurring Operations	c. Annual Cost	d. Discount Factor	e. Discounted Cost
	R&D	Investment				
1-25		<del>3,400,000</del> 3,000,000		3,400,000	1.00	<del>3,400,000</del> 3,000,000
9. TOTALS					9.524	<del>3,000,000</del> 3,400,000

10a. Total Project Cost (discounted)	<del>3,000,000</del> 3,400,000	311,993
10b. Uniform Annual Cost (without terminal value)		<del>356,992</del>
11. Less Terminal Value (discounted)	291,000 <del>329,800</del>	
12a. Net Total Project Cost (discounted)	3,070,200	281,459
12b. Uniform Annual Cost (with terminal value)	2,709,000	<del>322,365</del>



ALTERNATIVE B  
ECONOMIC ANALYSIS

CONSTRUCT NEW CLINIC AT NEW RIVER AIR STATION

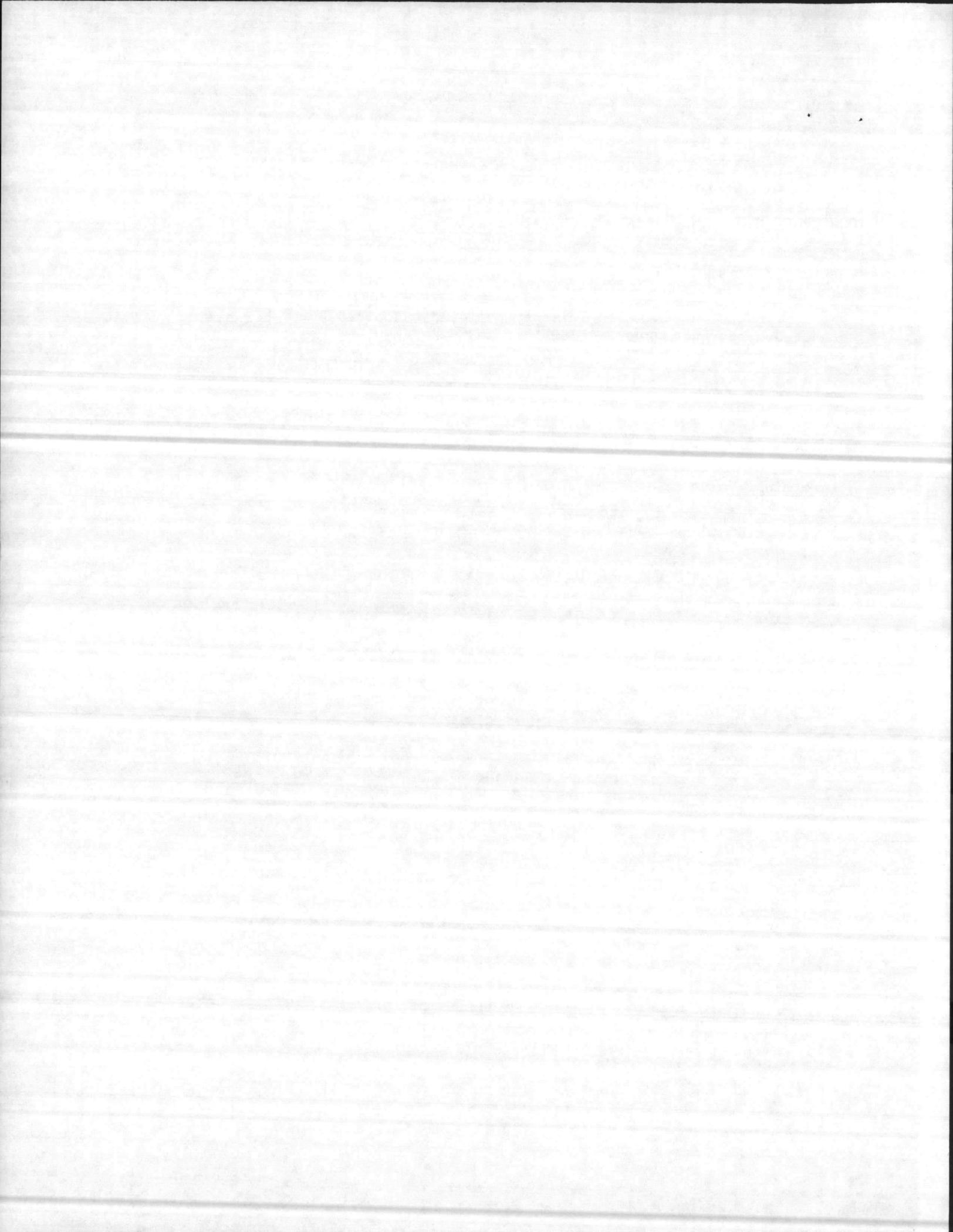
INVESTMENT COST

CONSTRUCTION: One each single story building supported by timber piling, utility connections, parking areas, sidewalks, and ambulance shelter.

Estimated Cost: \$4,500,000

Net Terminal Value

4,500,000 = 0.097 = \$436,500

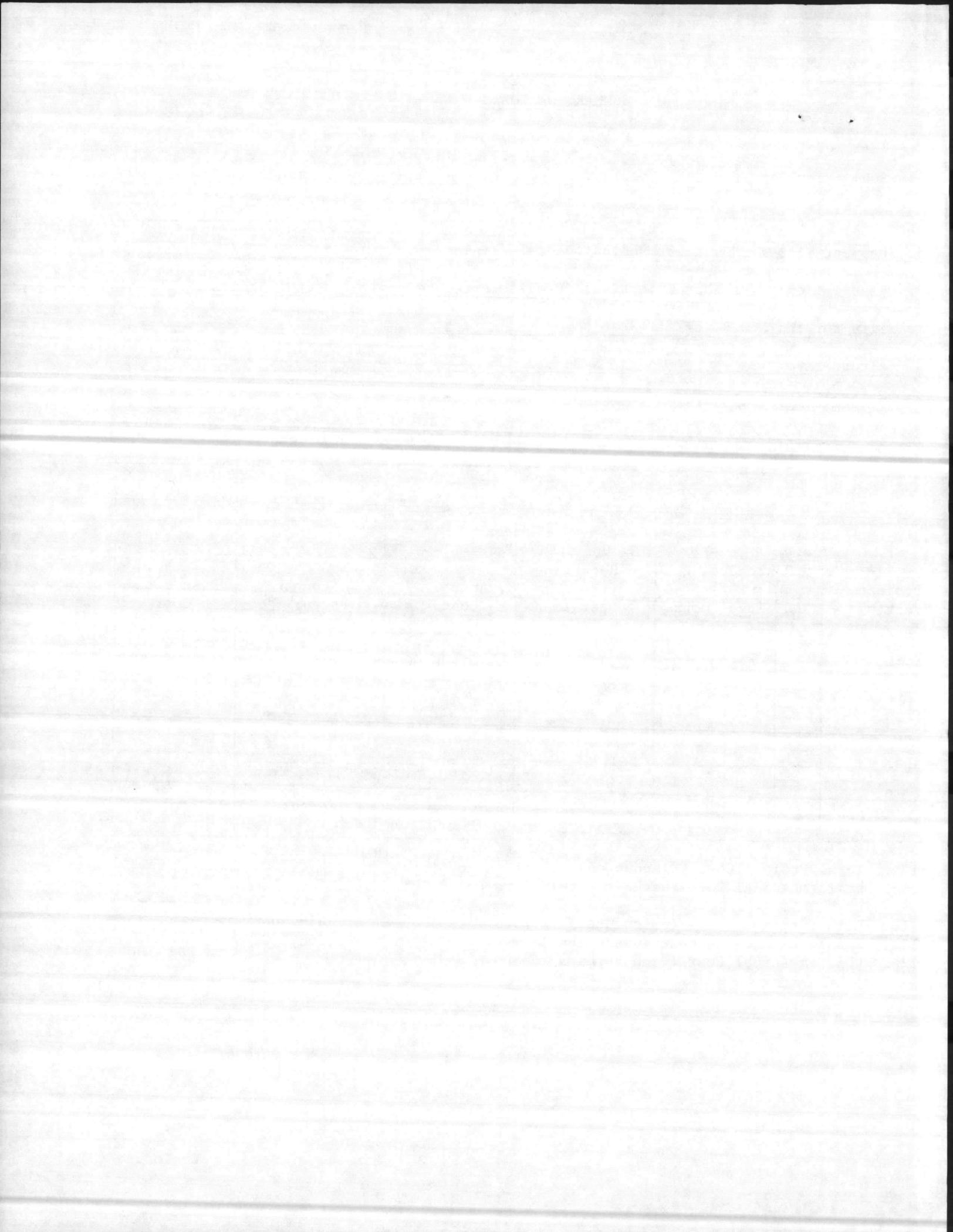


ECONOMIC ANALYSIS  
SUMMARY OF COSTS

1. Submitting Department of the Navy Component: Naval Medical Command
2. Date of Submission: 13 May 1986
3. Project Title: New River Medical/Dental Clinic
4. Description of Project Objective: Provide adequate medical/dental treatment facility for the New River Air Station
5. Alternative: B
6. Economic Life: 25 yrs

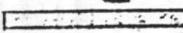
8. Program/Project Costs						
7. Project Year(s)	a. Nonrecurring		b. Recurring Operations	c. Annual Cost	d. Discount Factor	e. Discounted Cost
	R&D	Investment				
1-25		4,500,000		4,500,000	1.00	4,500,000
9. TOTALS					9.524	4,500,000

10a. Total Project Cost (discounted)	4,500,000	
10b. Uniform Annual Cost (without terminal value)		<u>472,491</u>
11. Less Terminal Value (discounted)	436,500	
12a. Net Total Project Cost (discounted)	<u>4,063,500</u>	
12b. Uniform Annual Cost (with terminal value)		<u>426,659</u>

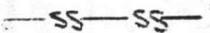
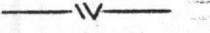


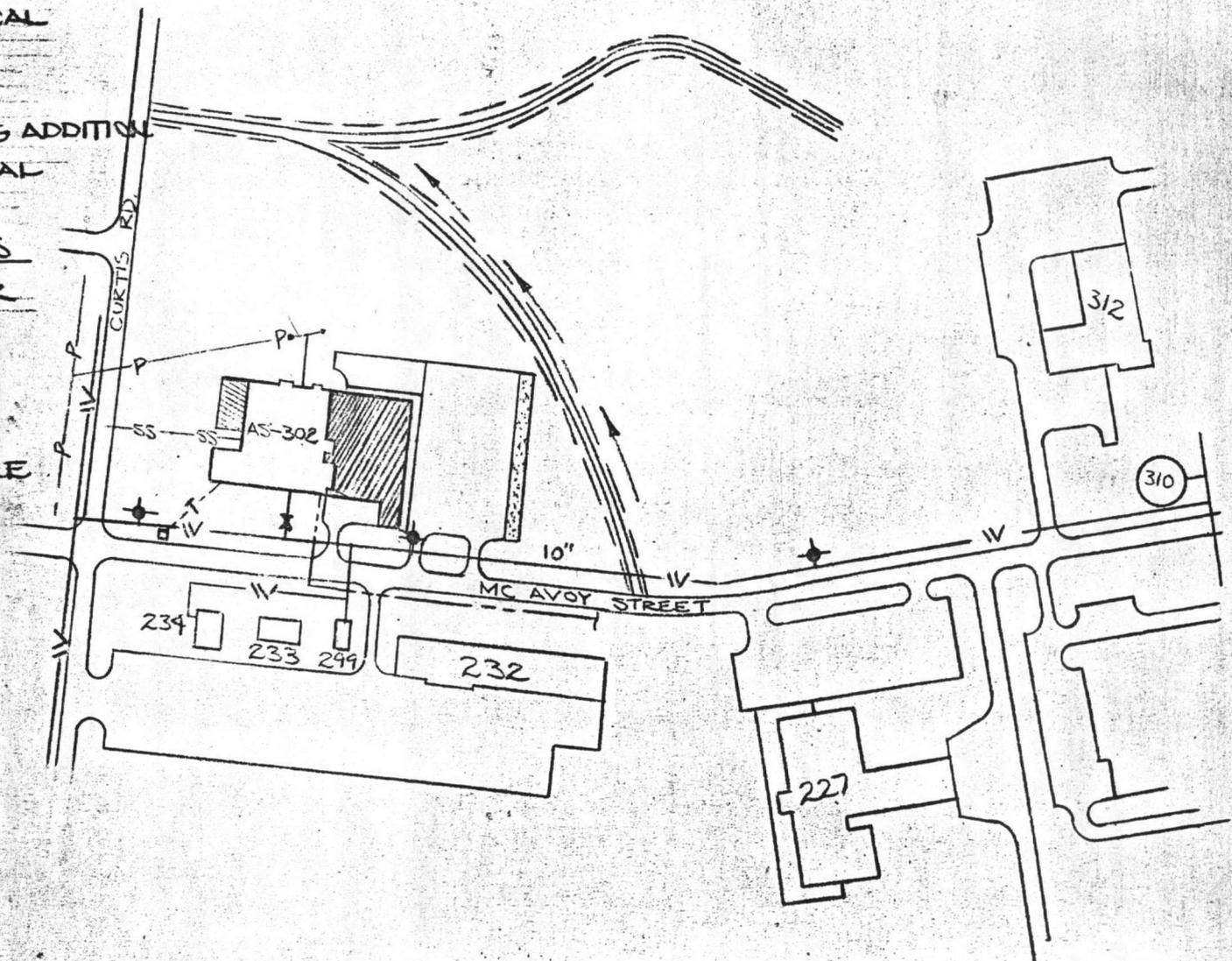


# LEGEND

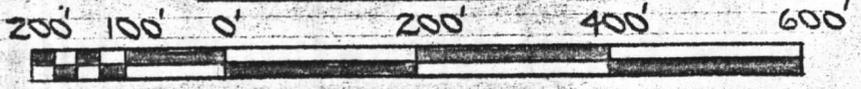
-  PROPOSED MEDICAL ADDITION
-  PROPOSED PARKING ADDITION
-  PROPOSED DENTAL ADDITION

## EXISTING UTILITIES

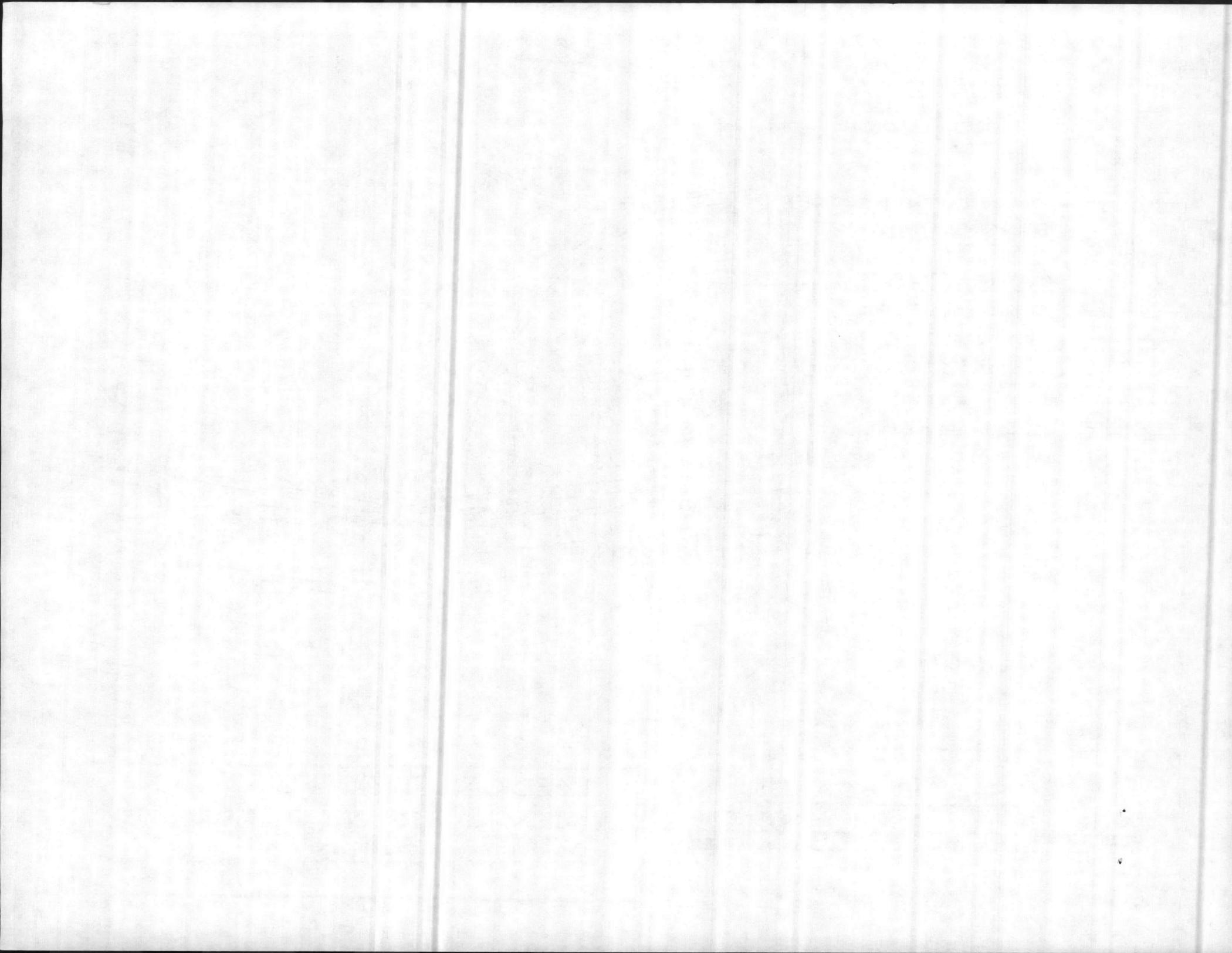
-  SS SS SANITARY SEWER
-  P P POWER
-  T T TELEPHONE
-  STEAM
-  W W WATER
-  DRAINAGE SWALE



## GRAPHIC SCALES



MEDICAL DENTAL CLINIC  
NEW RIVER AIR STATION  
PROJECT P-190



FACILITIES PLANNING DOCUMENT

TIME: 08.37.02

DATE: 06/24/86

ACTIVITY UIC...N68093 NAME...NAVHOSP CAMP LEJEUNE NC  
 SPEC AREA.....LA NAME....MCAS

ALT HOST UIC...M67001 NAME...MCB CAMP LEJEUNE NC  
 CATEGORY CODE...55010 DESCRIPTION...MEDICAL CLINIC  
 RQMTS DATE.. 12 OCT 83 LATEST CHANGE DATE.. 24 JUN 86 EFD CERT DATE.. 30 AUG 83

BASIC		FACILITY ASSETS DATA			QUANTITY	QUANTITY	
FAC RQMT	UM	ADEQUATE	SUBSTNRD	INADEQUATE	OTHER	DEFICIENT	SURPLUS
20798	(SF)		8849			20798	
	BD		10				10

FACILITY DETAIL				SATISFACTION OF DEF/SURP							
FAC NO	U	EE	C	ADEQUATE	SUBSTNRD	INADEQTE	DEF CODES	ACTION ID	D	SCOPE	NT
AS302	Y	83	P		8849		D39A24A30	REN OV	P-190	+	8849 01
								CONSTR	P-190	+	11949 01

TOTAL PROPOSED ADEQUATE ASSETS = 20798

NOTES FOR CATEGORY CODE.. 55010

STD NOTES: REQUIREMENT PENDING NAVFACENGCOMHQ APPROVAL

GEN NOTES:

FPD ACTION NOTES:

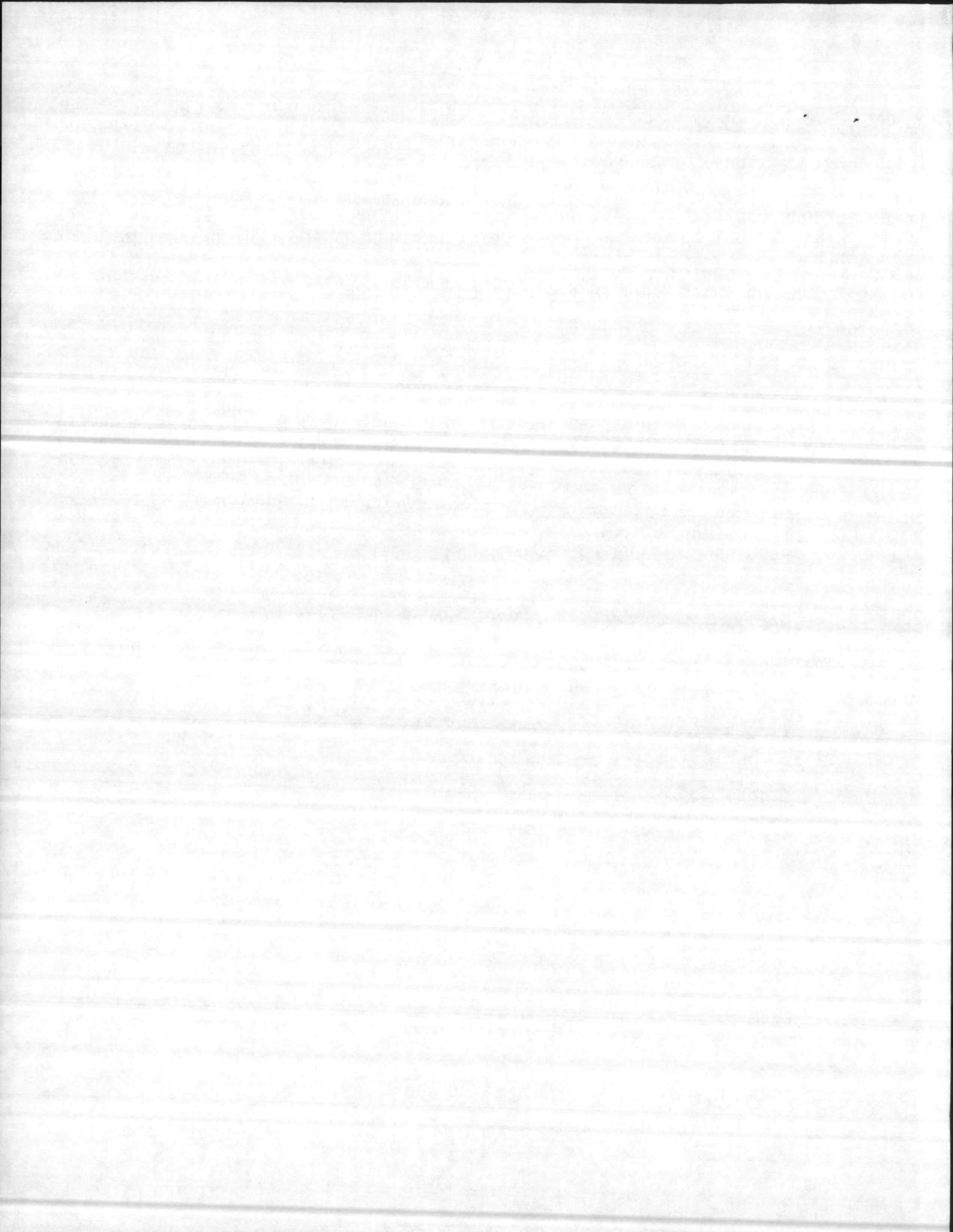
01 CONSTR PORTION OF P-190:

UIC	CCN	SCOPE	
N68093	55010	11949	ADDN TO AS302
N68410	54010	1808	ADDN TO AS302
N68093	14310	700	ADDN TO AS302
	TOTAL	14457	SF

REN OV PORTION OF P-190:

UIC	CCN	FAC	SCOPE
N68093	55010	AS302	8849
N68410	54010	AS302	3792
	TOTAL		12641 SF

END DATA FOR CATEGORY CODE 55010



FACILITIES PLANNING DOCUMENT

TIME: 08.33.03

DATE: 06/24/86

ACTIVITY UIC....N68093 NAME....NAVHOSP CAMP LEJEUNE NC  
 SPEC AREA.....LA NAME....MCAS

ALT HOST UIC....M67001 NAME....MCB CAMP LEJEUNE NC  
 CATEGORY CODE...14310 DESCRIPTION...EMERGENCY VEHICLE GARAGE  
 RQMTS DATE.. 12 OCT 83 LATEST CHANGE DATE.. 24 JUN 86 EFD CERT DATE.. 30 AUG 83

BASIC		FACILITY ASSETS DATA				QUANTITY	QUANTITY
FAC RQMT	UM	ADEQUATE	SUBSTNRD	INADEQUATE	OTHER	DEFICIENT	SURPLUS
700	(SF)						700

FACILITY DETAIL		SATISFACTION OF DEF/SURP							
FAC NO	U EE C	ADEQUATE	SUBSTNRD	INADEQTE	DEF CODES	ACTION ID	D	SCOPE	NT
ACQ						CONSTR P-190	+	700	01

TOTAL PROPOSED ADEQUATE ASSETS = 700

NOTES FOR CATEGORY CODE.. 14310

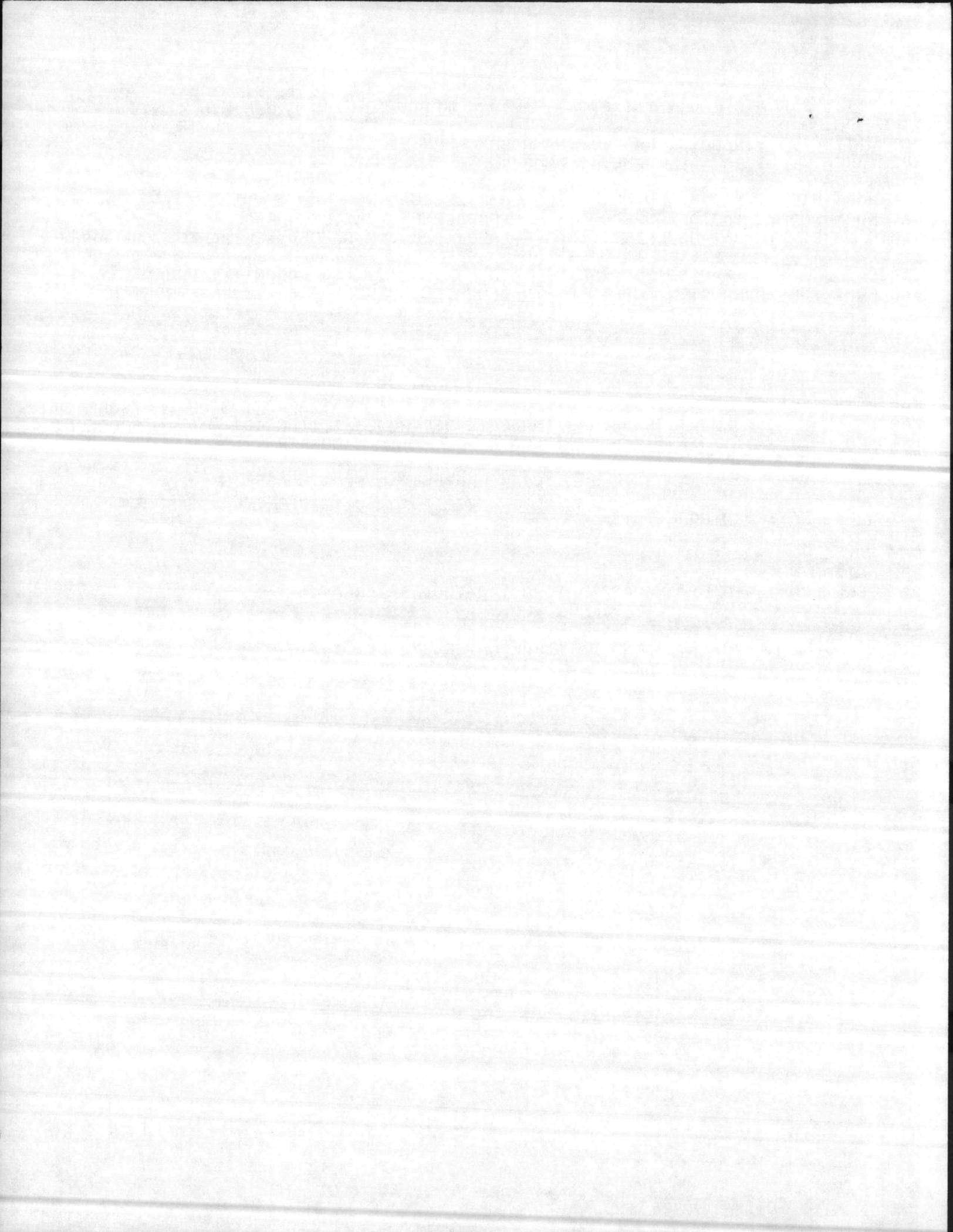
STD NOTES:

GEN NOTES:

FPD ACTION NOTES:

01 SEE CCN 55010 UIC N68093 ALT HOST M67001 SP AREA LA

END DATA FOR CATEGORY CODE 14310



FACILITIES PLANNING DOCUMENT

TIME: 08.34.35

DATE: 06/24/86

ACTIVITY UIC....N68410 NAME....NAVDENCLINIC CAMP LEJEUNE NC  
 SPEC AREA.....LA NAME....MCAS

CATEGORY CODE...54010 DESCRIPTION...DENTAL CLINIC  
 RQMTS DATE.. 12 OCT 83 LATEST CHANGE DATE.. 24 JUN 86 EFD CERT DATE.. 30 AUG 83

BASIC		FACILITY ASSETS DATA			QUANTITY	QUANTITY	
FAC RQMT	UM	ADEQUATE	SUBSTNRD	INADEQUATE	OTHER	DEFICIENT	SURPLUS
5600	SF		3792			5600	
9	(OU)		9			9	

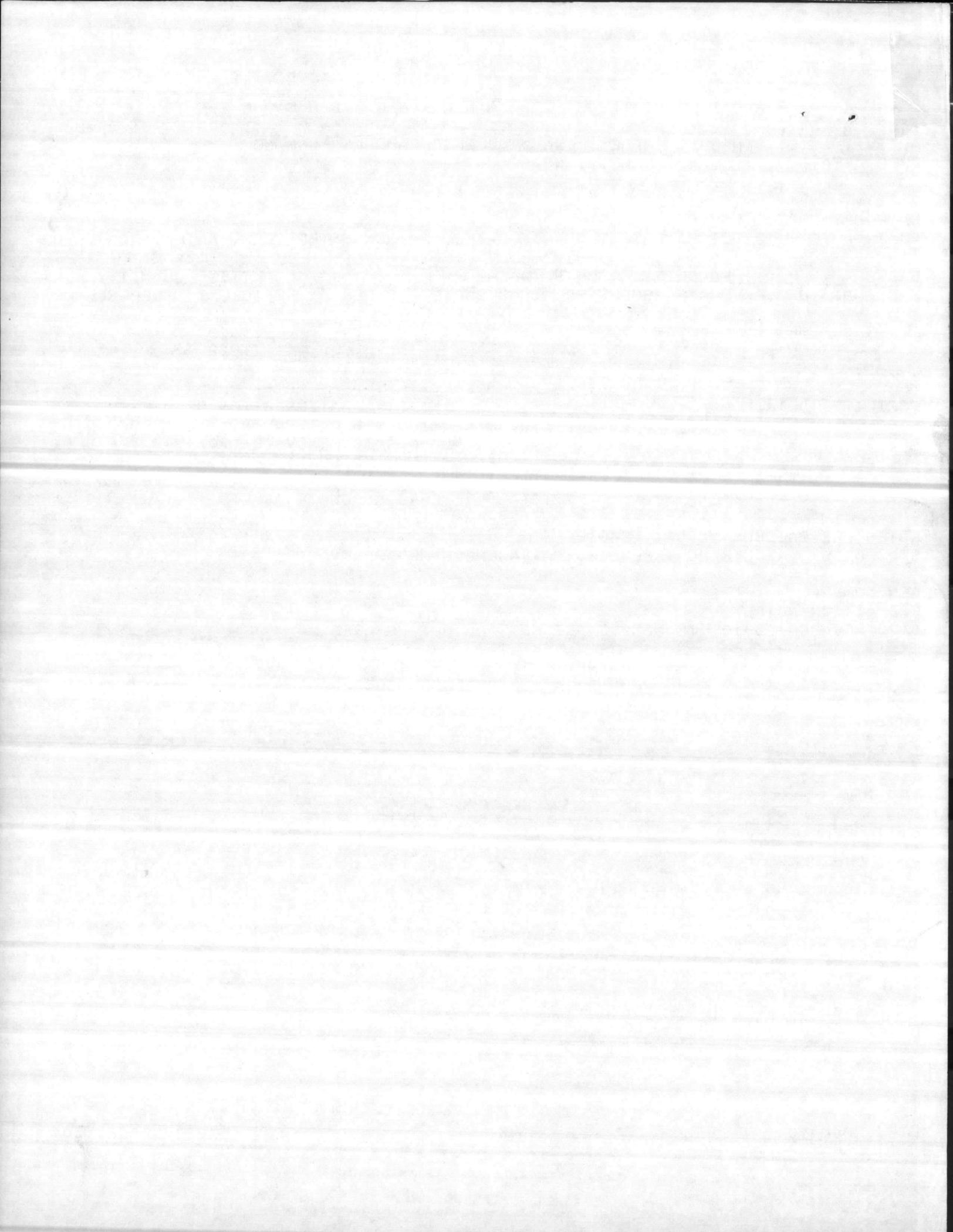
FACILITY		DETAIL		SATISFACTION OF				DEF/SURP			
FAC NO	U	EE	C	ADEQUATE	SUBSTNRD	INADEQTE	DEF CODES	ACTION ID	D	SCOPE	NT
AS302	Y	83	F		9		D39A24A30	RENOV	P-190	+	8 01
								CONSTR	P-190	+	1 01

TOTAL PROPOSED ADEQUATE ASSETS = 9

NOTES FOR CATEGORY CODE.. 54010  
 STD NOTES: REQUIREMENT PENDING NAVFACENGCOMHQ APPROVAL

GEN NOTES:  
 FPD ACTION NOTES:  
 01 SEE CCN 55010 UIC N68093 ALT HOST M67001 SP AREA LA

END DATA FOR CATEGORY CODE 54010





DEPARTMENT OF THE NAVY  
NAVAL HOSPITAL  
CAMP LEJEUNE, NORTH CAROLINA 28542-5008



IN REPLY REFER TO  
11013/P-190  
13  
14 May 1986

From: Commanding Officer, Naval Hospital, Camp Lejeune, NC 28542-5008  
To: Commander, Naval Facilities Engineering Command, Attn: Code 21,  
200 Stovall Street, Alexandria, VA 33223-2300

Via: Commander, Naval Medical Command, Washington, DC 20372-5120  
Commander, Naval Medical Command, Mid-Atlantic Region, Norfolk,  
VA 23508-1297  
Commander, Atlantic Division, Naval Facilities Engineering Command,  
Norfolk, VA 23511-6287

Subj: MILCON PROJECT P-190, PROJECT DOCUMENTATION FOR

Ref: (a) NAVMEDCOM MIDLANTREG msg 051220Z May 86  
(b) NAVMEDCOM MIDLANTREG msg 281710Z Apr 86

Encl: (1) DD Form 1391 and Facility Study  
(2) Environmental Impact Assessment  
(3) Economic Analysis  
(4) Site Plan

1. As per references (a) and (b), enclosures (1) through (4) are submitted.

*R. V. Richards*  
R. V. RICHARDS  
By direction

Copy to:  
COMNAVFACENGCOM (Code 212/213)  
COMNAVFACENGCOM (Code 0523A)  
COMNAVMEDCOM (MEDCOM-43)  
COMNAVMEDCOM MIDLANTREG (Code 21)  
→ CG MCB CLNC  
NAVDENCLINIC CLNC  
CO MCAS NEW RIVER





<b>1. COMPONENT</b> NAVY	<b>FY 1989 MILITARY CONSTRUCTION PROJECT DATA</b>	<b>2. DATE</b> 13 May 86
<b>3. INSTALLATION AND LOCATION</b> NAVAL HOSPITAL, CAMP LEJEUNE, N. C.		<b>4. PROJECT TITLE</b> MEDICAL/DENTAL CLINIC MCAS NEW RIVER
<b>5. PROGRAM ELEMENT</b>	<b>6. CATEGORY CODE</b> 550-10	<b>7. PROJECT NUMBER</b> P-190
<b>8. PROJECT COST (\$000)</b> 3,400		

9. COST ESTIMATES						
ITEM	ESCALATED TO 1 APR 89	U/M	QUANTITY	UNIT COST	COST (\$000)	
<b>ESCALATION: 11%</b>						
<b>MEDICAL/DENTAL CLINIC</b>						
New Construction-Medical/Dental Facility and Emergency Vehicle Garage		SF	27,098		2,644	
Renovation Existing Building - AS-302		SF	14,457	126	(1,822)	
Built-in Medical Equipment		SF	12,641	65	(822)	
		LS			310	
<b>SUPPORTING FACILITIES</b>						
Special Construction (Piling)		LS			86	
Mechanical Utilities		LS			(40)	
Electrical Utilities		LS			(10)	
Paving		LS			(20)	
Sidewalks		SY	200	17	(3)	
Site Improvements		SY	167	15	(3)	
		LS			(10)	
<b>SUBTOTAL</b>					<u>3,040</u>	
Contingency 5%					152	
<b>TOTAL CONTRACT COST</b>					<u>3,192</u>	
<b>SUPERVISION, INSPECTION &amp; OVERHEAD 5.5%</b>					176	
<b>TOTAL REQUEST</b>					<u>3,368</u>	
<b>TOTAL REQUEST (ROUNDED)</b>					3,400	

**10. DESCRIPTION OF PROPOSED CONSTRUCTION** Expansion and renovation of existing Medical/Dental Clinic, Building AS-302. Expansion will be premanent one story masonry building supported by timber piling. New construction will be a raised concrete floor and reinforced masonry walls with steel beam end bar joist structure roof system and built-up roof. Project will require heating, ventilation, air conditioning, fire protection, telephone, and electrical back-up system and special consideration for sound attenuation. Additional Air Conditioning Required: 60 Tons

Note: This project submission differs from the preliminary submission in that the preliminary submission was for a completely new facility. The project has been reconsidered; therefore, this submission is for expansion and renovation of the present facility.

**11. Requirement:** 27,098 SF; Adequate: 0 SF; Substandard 12,641 SF

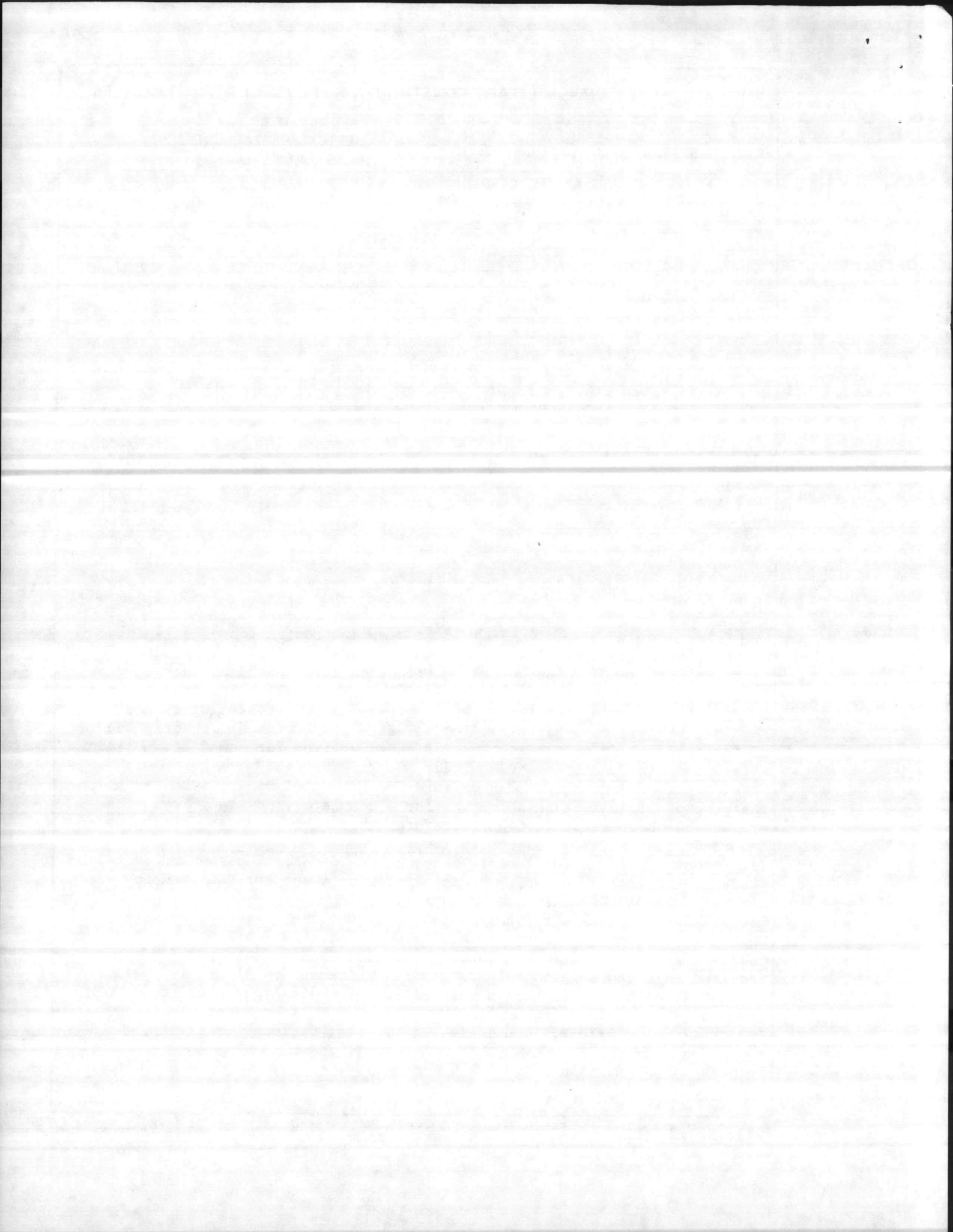
**PROJECT:** Provide a medical and dental clinic to support Marine Corps Air Station, New River and tenant units.

**REQUIREMENT:** Adequate medical/dental treatment facilities to provide health care to personnel at the Marine Corps Air Station New River.

**CURRENT SITUATION:** Existing facility provides approximately 43% of space required to support personnel assigned to units at New River Air Station. Lack of space severely inhibits the ability of medical personnel to operate effectively.

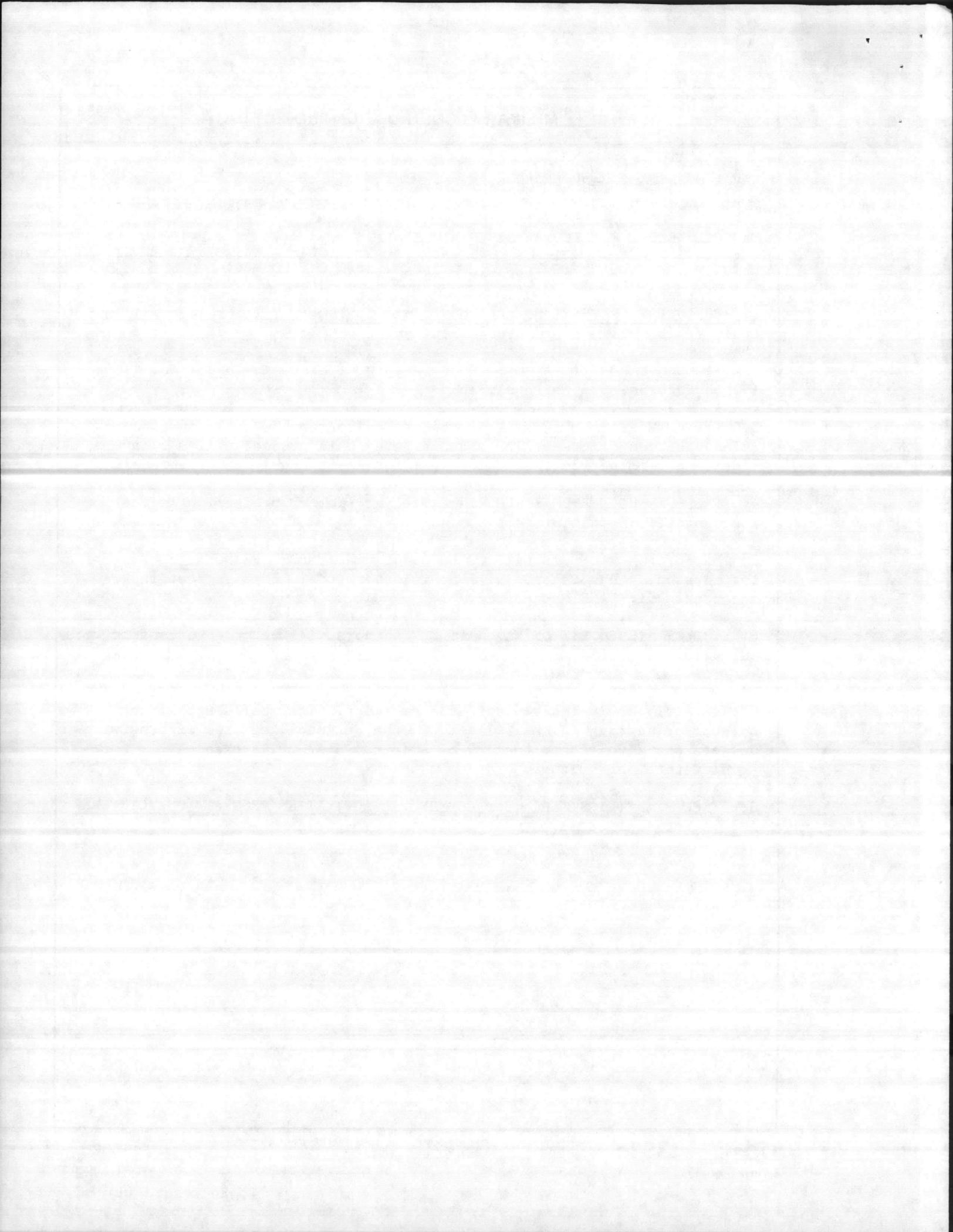
**IMPACT IF NOT PROVIDED:** Continued long waiting periods for treatment due to inaquate space.

Enclosure (1)



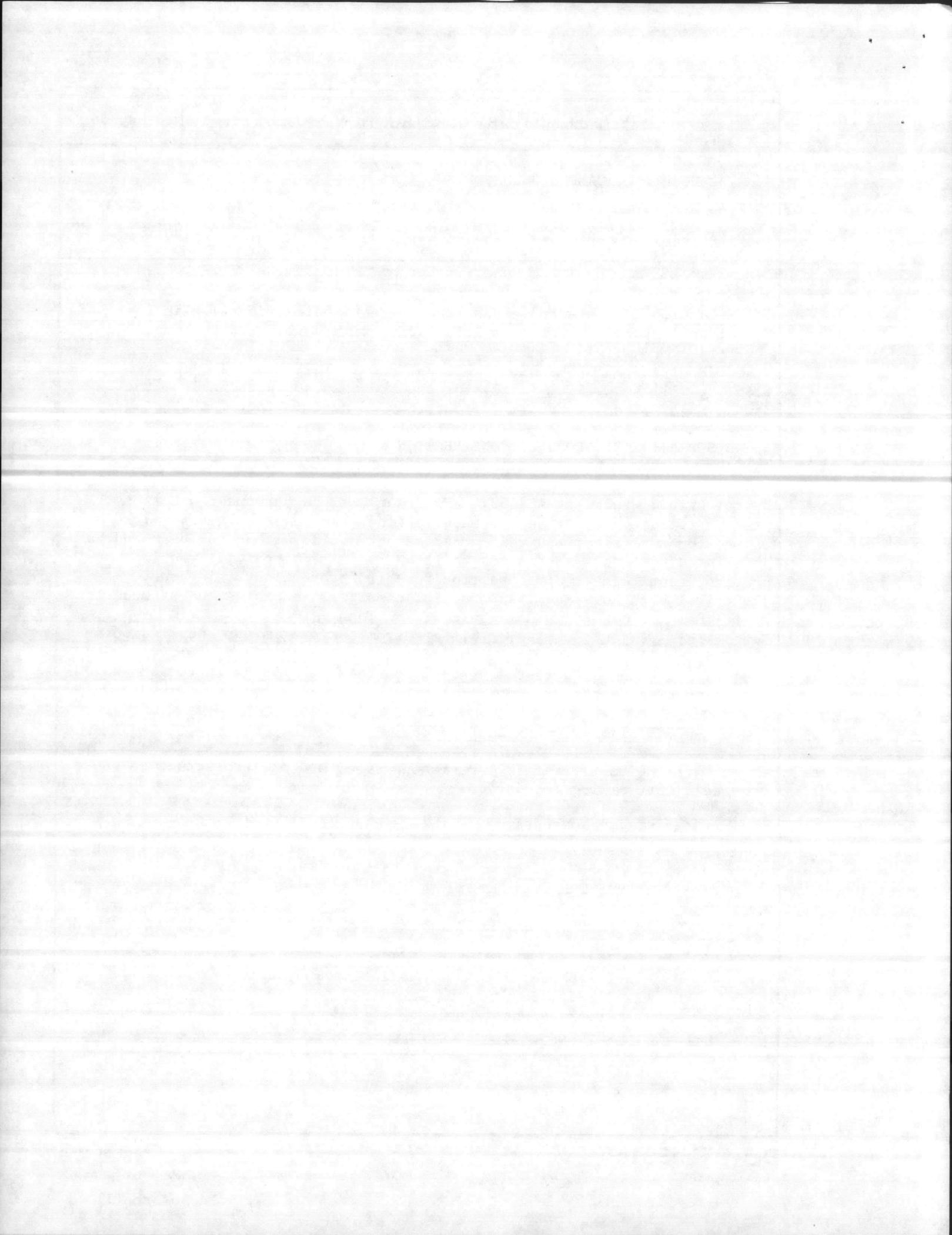


1. COMPONENT NAVY	FY 19 <sup>89</sup> MILITARY CONSTRUCTION PROJECT DATA	2. DATE 13 May 1986
3. INSTALLATION AND LOCATION NAVAL HOSPITAL, CAMP LEJEUNE, N. C.		
4. PROJECT TITLE MEDICAL/DENTAL CLINIC NEW RIVER AIR STATION		5. PROJECT NUMBER P-190
<u>SPECIAL CONSIDERATIONS</u>		
<p>1. <u>POLLUTION PREVENTION, ABATEMENT, and CONTROL</u>: This project will not cause additional air or water pollution.</p> <p>2. <u>FLOOD HAZARD EVALUATION</u>: Requirements of executive order No. 11296 (Flood Hazards) are not applicable.</p> <p>3. <u>ENVIRONMENTAL IMPACT</u>: The project Environmental Impact Assessment (EIA) has been written. It is anticipated this project will not have a significant impact on the environment nor is it highly controversial.</p> <p>4. <u>FALLOUT SHELTER CONSTRUCTION</u>: Fallout shelter protection is not incorporated in this project.</p> <p>5. <u>DESIGN FOR ACCESSIBILITY OF PHYSICAL HANDICAPPED PERSONNEL</u>: Provisions for physically handicapped will be incorporated in this project in accordance with ANSI standards.</p> <p>6. <u>USE OF AIR CONDITIONING</u>: All "U" factors will be made to conform with DOD 4270.1-M.</p> <p>7. <u>PRESERVATION OF HISTORICAL SITES AND STRUCTURES</u>: This project does not directly or indirectly affect a district, site, building, structure, object, or setting which is listed in the National Register or otherwise possesses a significant quality of American History, Archeology, Architecture, or culture.</p> <p>8. <u>"NEW START: CRITERIA for COMMERCIAL ACTIVITIES PROGRAM (OMB CIRCULAR A-76)</u>: Not Applicable.</p>		





1. COMPONENT NAVY	FY 19 89 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 13 May 86
3. INSTALLATION AND LOCATION NAVAL HOSPITAL, CAMP LEJEUNE, N. C.		
4. PROJECT TITLE MEDICAL/DENTAL CLINIC NEW RIVER AIR STATION	5. PROJECT NUMBER P-190	
<u>FACILITY STUDY</u>		
1. <u>PROJECT</u> . Renovate and expand the present medical/dental clinic at New River Air Station, Jacksonville, N. C. with associated parking area.		
2. <u>CURRENT AND FUTURE WORKLOAD WITH REGARD TO THIS PROJECT</u> . This facility will be utilized daily for the treatment of personnel of the New River Air Station area. The duration of need is indefinite.		
3. <u>DESCRIPTION OF PROPOSED CONSTRUCTION</u> .		
a. <u>Type of Construction</u> . Expansion and renovation of existing Medical/Dental clinic, Building AS-302. Expansion will be permanent one story masonry building supported by timber piling. New construction will be a raised concrete floor and reinforced masonry walls with steel beam end bar joist structure roof system and built-up roof. Project will require heating, ventilation, air conditioning, fire protection, telephone, electrical back-up system, and special consideration for sound attenuation. Additional Air Conditioning Required: 60 Tons Note: This project submission differs from the preliminary submission in that the preliminary submission was for a completely new facility. The project has been reconsidered; therefore, this submission is for expansion and renovation of the present facility.		
b. <u>DESCRIPTION OF WORK TO BE DONE</u> .		
(1) <u>PRIMARY FACILITY</u> . Permanent steel and masonry structure on treated timber piling foundation.		
(2) <u>ENERGY CONSERVATION</u> . This project will utilize energy efficient equipment.		
(3) <u>COLLATERAL EQUIPMENT</u> .		
(a) <u>BUILT-IN EQUIPMENT TO BE MCON FUNDED</u> .		
Heating, Ventilation & Air Conditioning Systems Telephone, Fire Alarm & Intercom Systems Blinds, Screens and Curtains Drinking Water Coolers Casework		





1. COMPONENT NAVY	FY 19 <sup>89</sup> MILITARY CONSTRUCTION PROJECT DATA	2. DATE 13 May 86
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3. INSTALLATION AND LOCATION NAVAL HOSPITAL, CAMP LEJEUNE, N. C.
---

4. PROJECT TITLE MEDICAL/DENTAL CLINIC NEW RIVER AIR STATION	5. PROJECT NUMBER P-190
---	----------------------------

(3) COLLATERAL EQUIPMENT. (CONTD)

(b) MEDICAL AND DENTAL EQUIPMENT TO BE MCON FUNDED

- Central Supply Room (Dental)
- Central Supply Room (Medical)
- Panorex Room (Dental)
- Laboratory (Dental)
- Laboratory (Medical)
- X-Ray Room (Medical)
- Endo Room (Dental)
- Control Station (Medical)
- Control Station (Dental)

(c) SUPPORT EQUIPMENT - List will be developed at P.E.D.

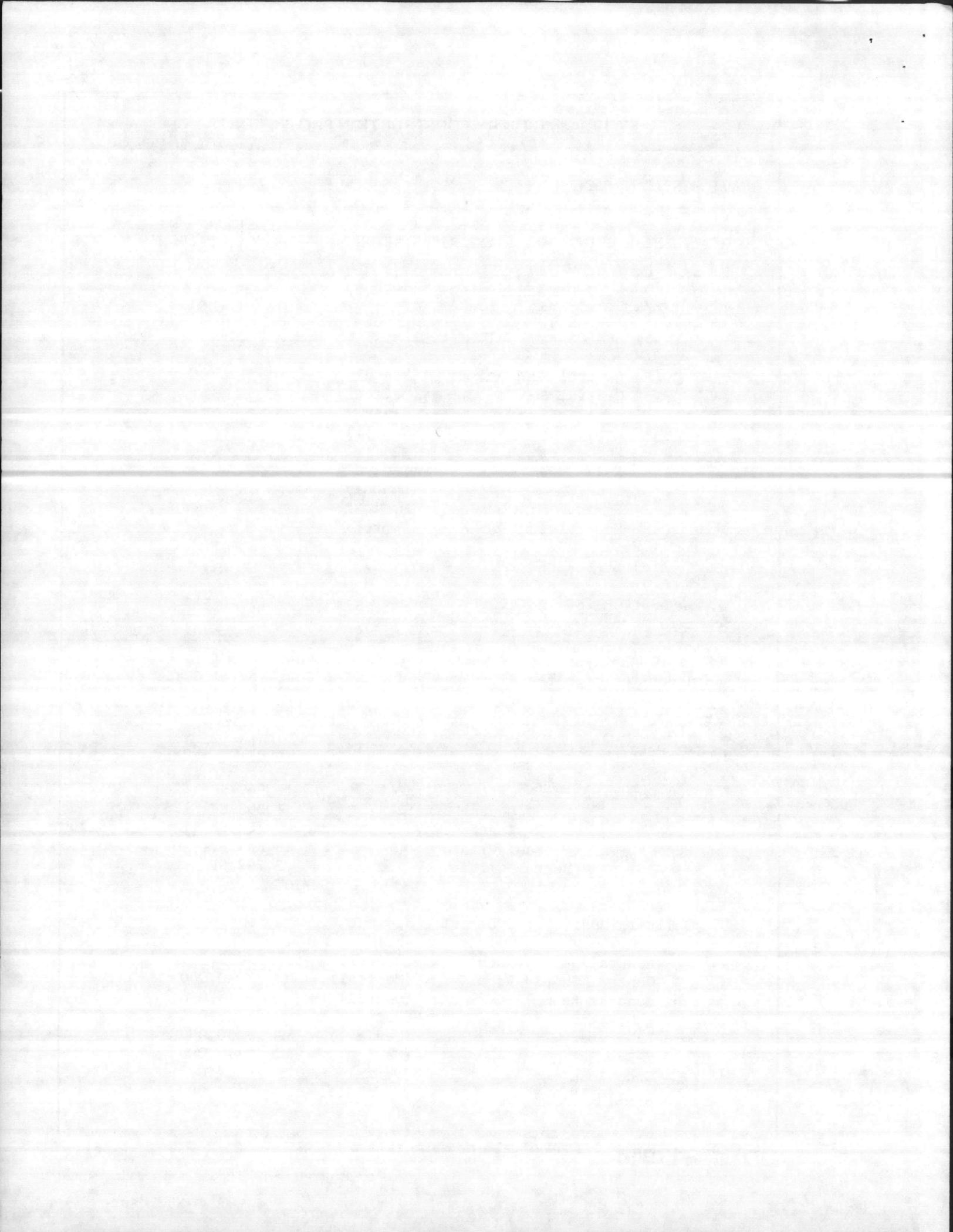
(4) SUPPORTING FACILITIES. Treated timber pilings, site improvements, parking areas, sidewalks, etc.

4. COST ESTIMATE. Area cost factor for Camp Lejeune, N. C. is 0.95. Cost data derived from the Military Construction Cost Review Guide (DOD 4270-1-CG) and escalated to FY-89 to provide for this proposed facility.

a. Facilities	Quantity	Unit Cost	Cost
New Construction - Medical Clinic	11,949 SF	126	1,505,574
Dental Clinic	1,808 SF	126	227,808
Emergency Vehicle Garage	700 SF	126	88,200
Renovation: Medical Clinic	8,849 SF	65	575,185
Dental Clinic	3,792 SF	65	246,480
	SUBTOTAL		2,643,247

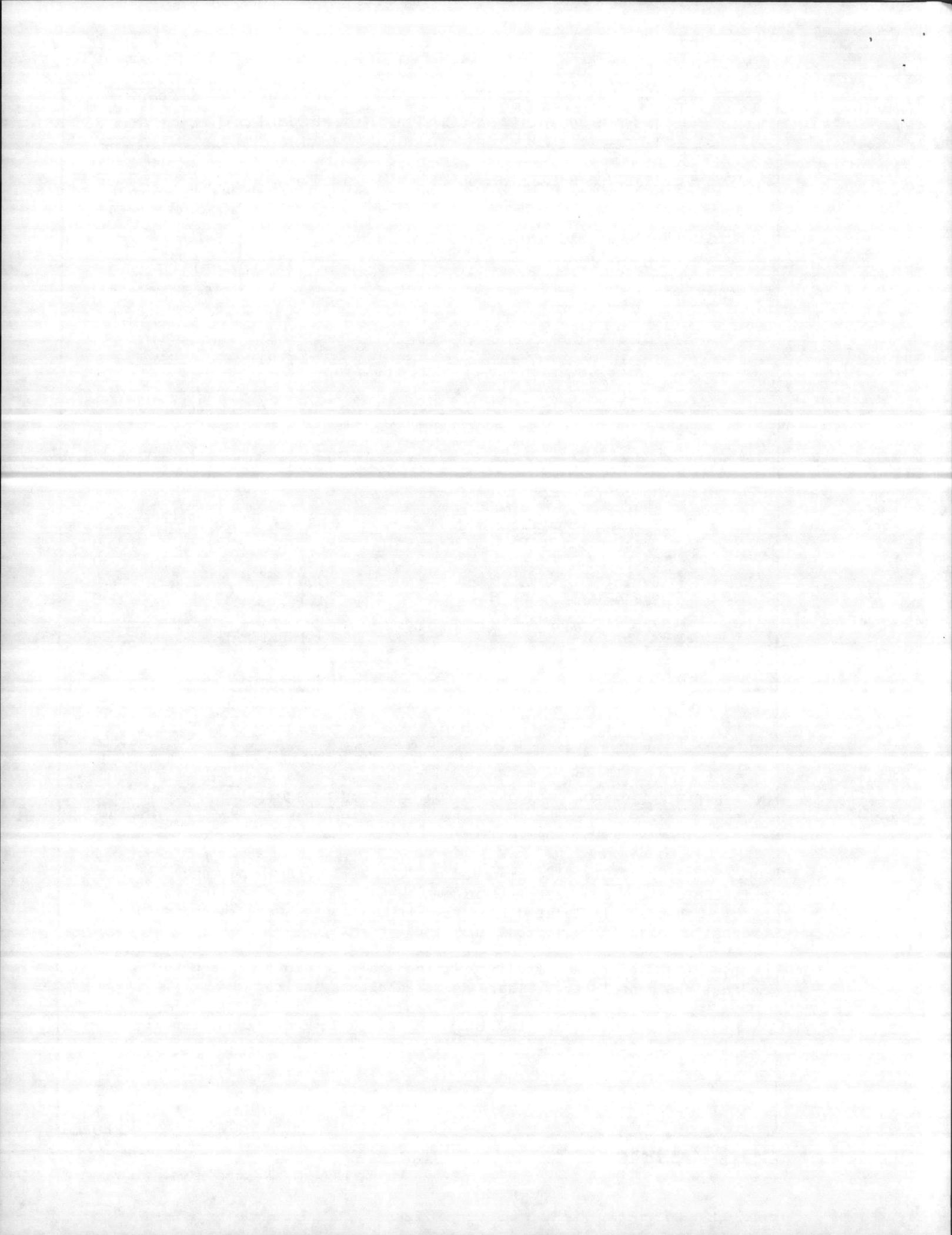
b. Built-in Medical and Dental Equipment

Central Supply Room	(Dental) =	30,000
Central Supply Room	(Medical) =	30,000
Panorex Room	(Dental) =	15,000
Laboratory	(Dental) =	25,000
Laboratory	(Medical) =	50,000
X-Ray Room	(Medical) =	110,000
Endo Room	(Dental) =	7,000
Control Station	(Medical) =	3,000





1. COMPONENT  NAVY	FY 1989 MILITARY CONSTRUCTION PROJECT DATA	2. DATE  13 May 86
3. INSTALLATION AND LOCATION  NAVAL HOSPITAL, CAMP LEJEUNE, N. C.		
4. PROJECT TITLE  MEDICAL/DENTAL CLINIC NEW RIVER AIR STATION		5. PROJECT NUMBER  P-190
4. <u>COST ESTIMATE (CONTD)</u>		
b. <u>Built-in Medical and Dental Equipment (Contd)</u>		
Control Station	(Dental) =	3,000
		273,000
	INSTALLATION COST 12%	32,760
	PROCUREMENT SURCHARGE 1.5%	4,095
	SUBTOTAL	309,855
c. <u>Supporting Facilities</u>		
	<u>Quantity</u>	<u>Unit Cost</u> <u>Cost</u>
Special Construction (Piling)	LS	40,000
Mechanical Utilities	LS	10,000
Electrical Utilities	LS	20,000
Paving	200 SY    17	3,000
Sidewalks	167 SY    17	3,000
Site Improvements	LS	10,000
	SUBTOTAL	86,000
	TOTAL	\$3,039,102
	CONTINGENCY 5%	151,955
	SUBTOTAL	3,191,057
	SUPERVISION, INSPECTION & OVERHEAD 5.5%	175,508
	TOTAL REQUEST	3,366,565
	TOTAL REQUEST ROUNDED	3,400,000
5. <u>JUSTIFICATION FOR PROJECT AND FOR SCOPE OF PROJECT.</u>		
a. <u>JUSTIFICATION FOR PROJECT</u>		
<p>(1) <u>PROJECT.</u> The proposed project will expand and renovate the existing medical and dental clinic which does not meet the space requirements and is located near the Air Station runways which produces excessive noise for a medical and dental clinic.</p> <p>(2) The present facility is too small to provide adequate medical and dental care. There is no ambulance shelter.</p> <p>(3) <u>IMPACT IF NOT PROVIDED.</u> An adequate medical and dental facility will not be available to the New River Air Station.</p>		





1. COMPONENT NAVY	FY 19 <u>89</u> MILITARY CONSTRUCTION PROJECT DATA	2. DATE 13 May 86
----------------------	--	----------------------

3. INSTALLATION AND LOCATION NAVAL HOSPITAL, CAMP LEJEUNE, N. C.
---

4. PROJECT TITLE MEDICAL/DENTAL CLINIC NEW RIVER AIR STATION	5. PROJECT NUMBER P-190
---	----------------------------

b. JUSTIFICATION FOR SCOPE OF PROJECT. The facilities size is the minimal acceptable that will provide adequate medical and dental care at New River. The requirement for this project was taken from the latest Facilities Planning Documents.

6. EQUIPMENT PROVIDED FROM OTHER APPROPRIATIONS. None.

7. COMMON SUPPORT FACILITIES. Not applicable.

8. EFFECT ON OTHER RESOURCES. This project will require approximately \$2,000 per year in increased O&MN funds for increased services and operations. No additional personnel will be required to operate this facility. The project will enhance and improve the health, welfare, and morale of the Marines at the New River Area. The proposed construction will be responsible to the challenges presented by the energy situation and comply with the requirements of executive order 12003 of 20 July 1977 and implemented by NAVFACINST 4100.5A.

UTILITY REQUIREMENTS

a. ELECTRICITY  
Consumption 208,940 kwhr/yr  
Peak demand 150 kw  
Avg. demand 115

b. STEAM  
Consumption 2,412,790 lbs/yr  
Avg demand 922 lbs/hr

c. WATER 5,868,154 gals/yr

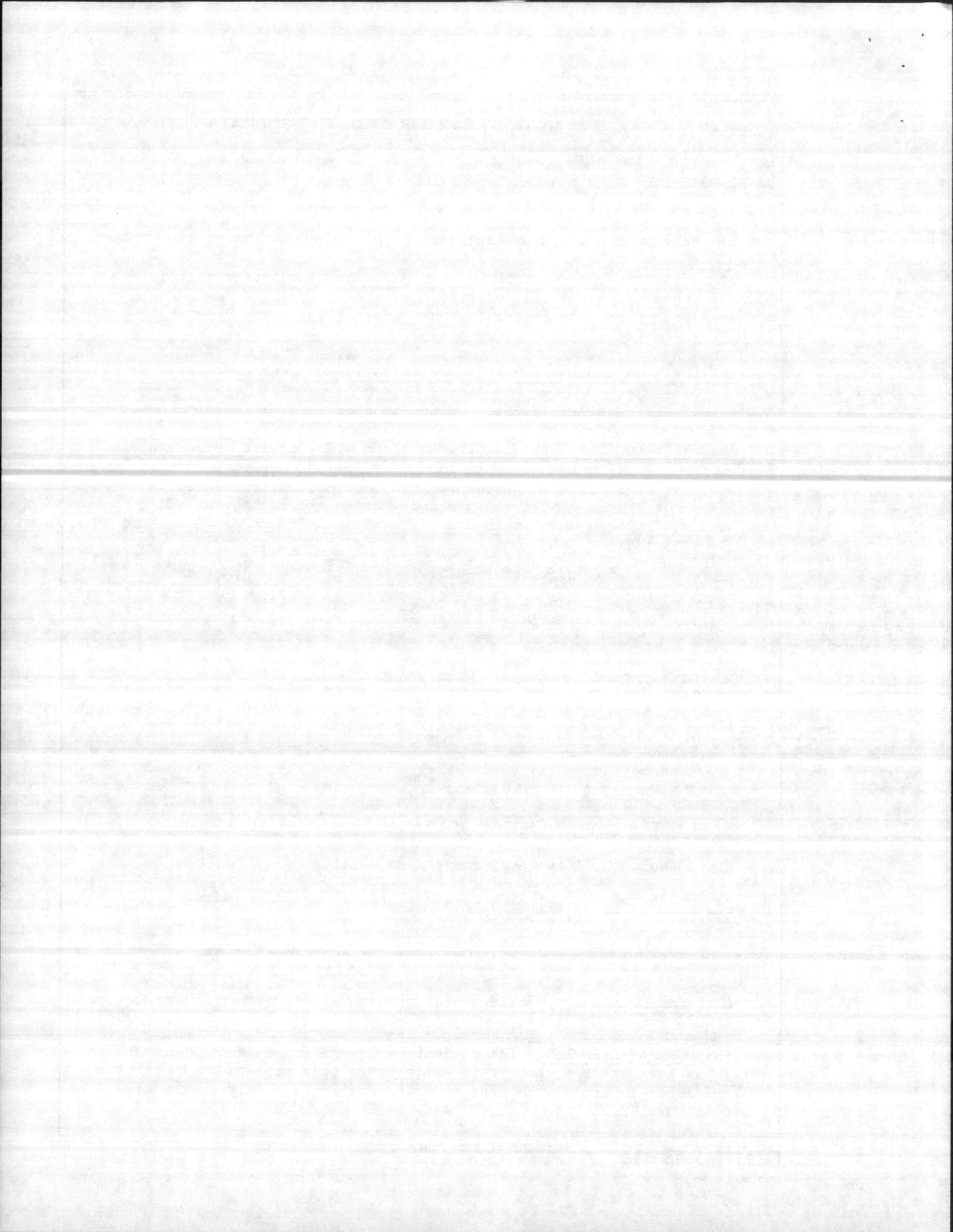
d. Adequate Utility Requirements are available.

9. SITING OF THE PROJECT. This facility is located at the New River Air Station. See enclosure (4).

10. OTHER GRAPHIC PRESENTATIONS, INCLUDING PHOTOGRAPHS. None.

11. ECONOMIC ANALYSIS. An economic analysis has been prepared and is forwarded as enclosure (3).

12. ENVIRONMENTAL IMPACT. The project environmental impact assessment (EIA) has been written, and it is anticipated this project will not have a significant impact on the environmental nor is it highly controversial. See enclosure (2).





1. COMPONENT NAVY	FY 19 <sup>89</sup> MILITARY CONSTRUCTION PROJECT DATA	2. DATE 13 May 1986
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3. INSTALLATION AND LOCATION  
NAVAL HOSPITAL, CAMP LEJEUNE, N. C.

4. PROJECT TITLE MEDICAL/DENTAL CLINIC NEW RIVER AIR STATION	5. PROJECT NUMBER P-190
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13. QUANTITATIVE DATA.

MEDICAL/DENTAL CLINIC

CATEGORY CODE 550-10, 540-10, 143-10

a. The basic support requirement for the above CCN is derived from the current Facilities Planning Documents.

b. EXISTING ASSETS.

<u>BLDG NO.</u>	<u>SF</u>	<u>REMARKS</u>
AS-302	12,641	Substandard - Def Code D39, A24, A30

c. PLANNED FACILITY

<u>PROJECT NO.</u>	<u>SF</u>	<u>REMARKS</u>
P-190	20,798	Medical Clinic
	5,600	Dental Clinic
	700	Ambulance Garage
	<u>27,098</u>	Total Planned Facility
	12,641	Total Existing Assets Substandard
	27,098	Total Existing Adequate Assets & Planned Facility

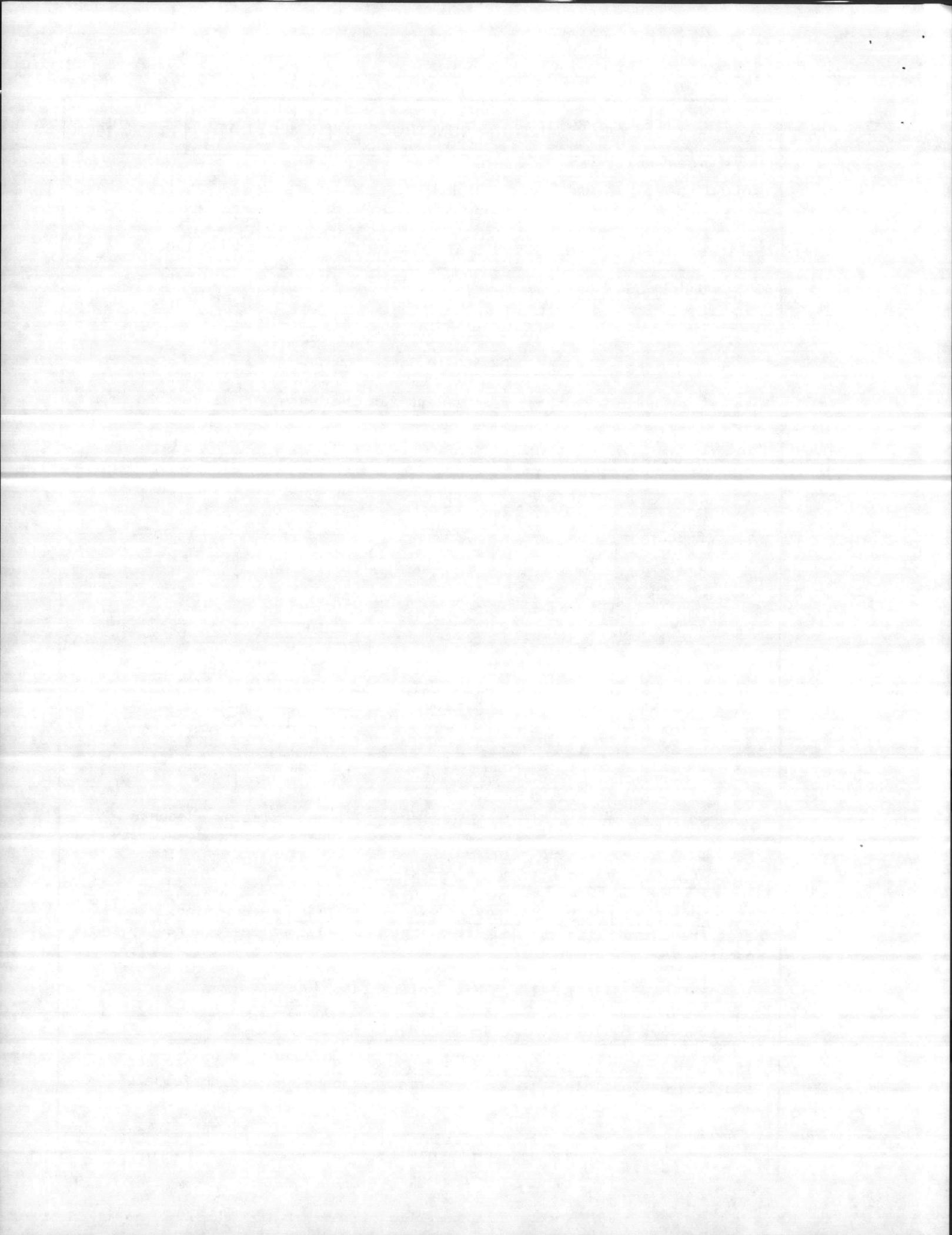
14. MAINTENANCE FACILITIES. Not applicable.

15. MORALE, WELFARE, AND RECREATIONAL FACILITIES: Recreational Facilities are existing in the New River Area and will not be required by the project.

16. RELOCATION FACILITIES. Not applicable.

17. STORAGE FACILITIES. Not applicable.

18. HAZARD IDENTIFICATION, ASSESSMENT, AND ANALYSIS. This project is a single-story building with no potential personnel hazard anticipated.





ENVIRONMENTAL IMPACT ASSESSMENT

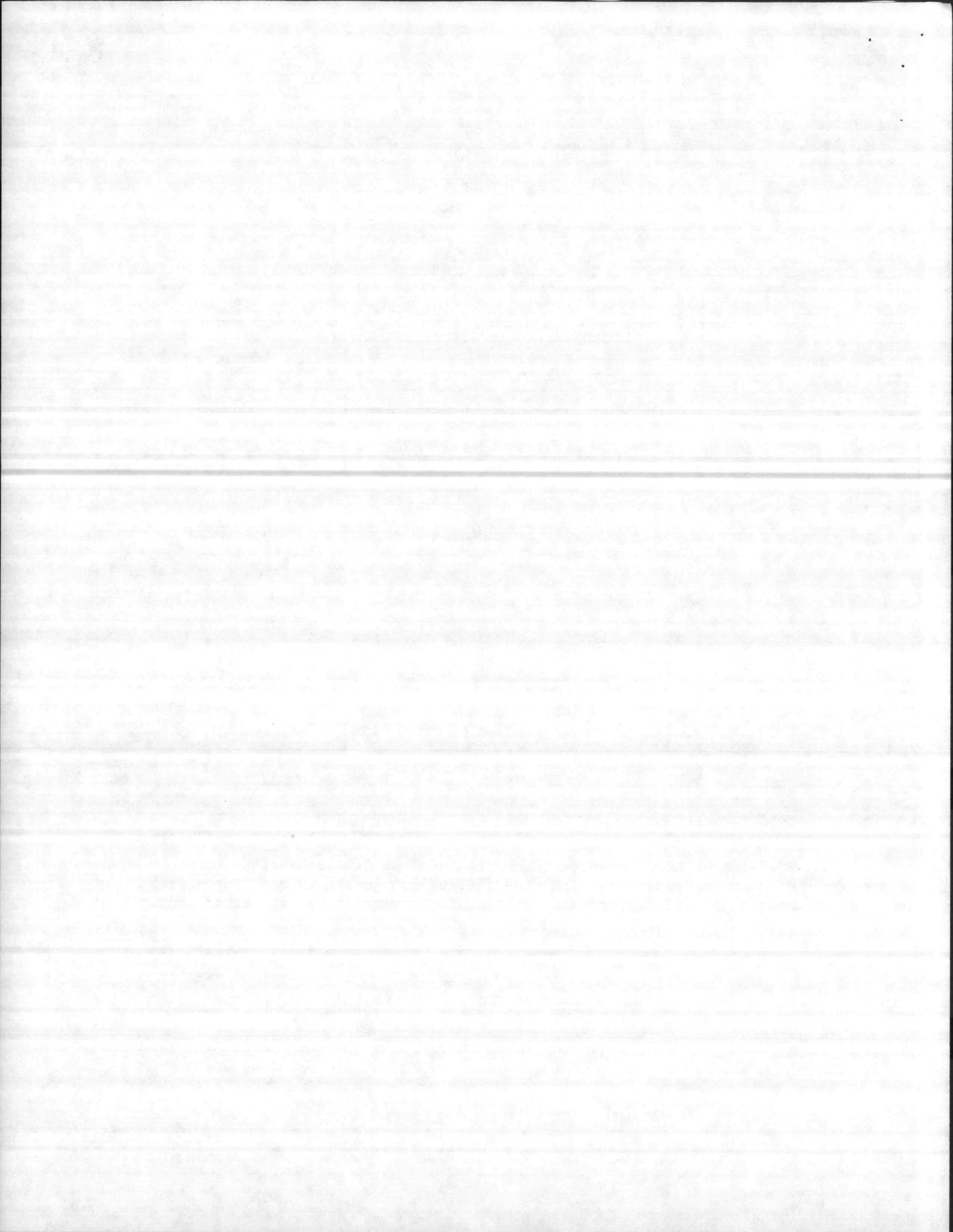
P-190 PROJECT

NEW RIVER AIR STATION DISPENSARY/DENTAL CLINIC

CAMP LEJEUNE, N. C.

Prepared by Naval Hospital, Camp Lejeune, N. C. for Naval Medical Command in accordance with OPNAVINST 6240.3 series in compliance with Section 102 (2) (c) of the National Environmental Policy Act of 1969.

Enclosure (2)





## I. INTRODUCTION

This project will provide a larger Dispensary/Dental Clinic to upgrade the existing medical facility at New River Air Station. The existing facility which was constructed in 1956, requires extensive maintenance and is not conducive to the modern practice of medicine, e. g., poor lighting, patient flow, crowded spaces, improper temperature control, etc.

The existing site is located on the South side of Curtis Road at the intersection of McAvoy Street. The area for expansion is currently a parking lot and grassed area.

## II. RELATIONSHIP OF PROPOSED ACTION TO LAND USE PLANS, POLICIES AND CONTROLS FOR THE AFFECTED AREA

The existing site is located on and surrounded by Federal property and is conveniently located for the purpose of the facility.

## III. PROBABLE IMPACT OF THE PROPOSED ACTION ON THE ENVIRONMENT

The site is located in a developed area. The area is readily available to existing potable water, heating, sewage disposal and electrical systems. There is no probable impact on the environment foreseen at this time.

## IV. ALTERNATIVES

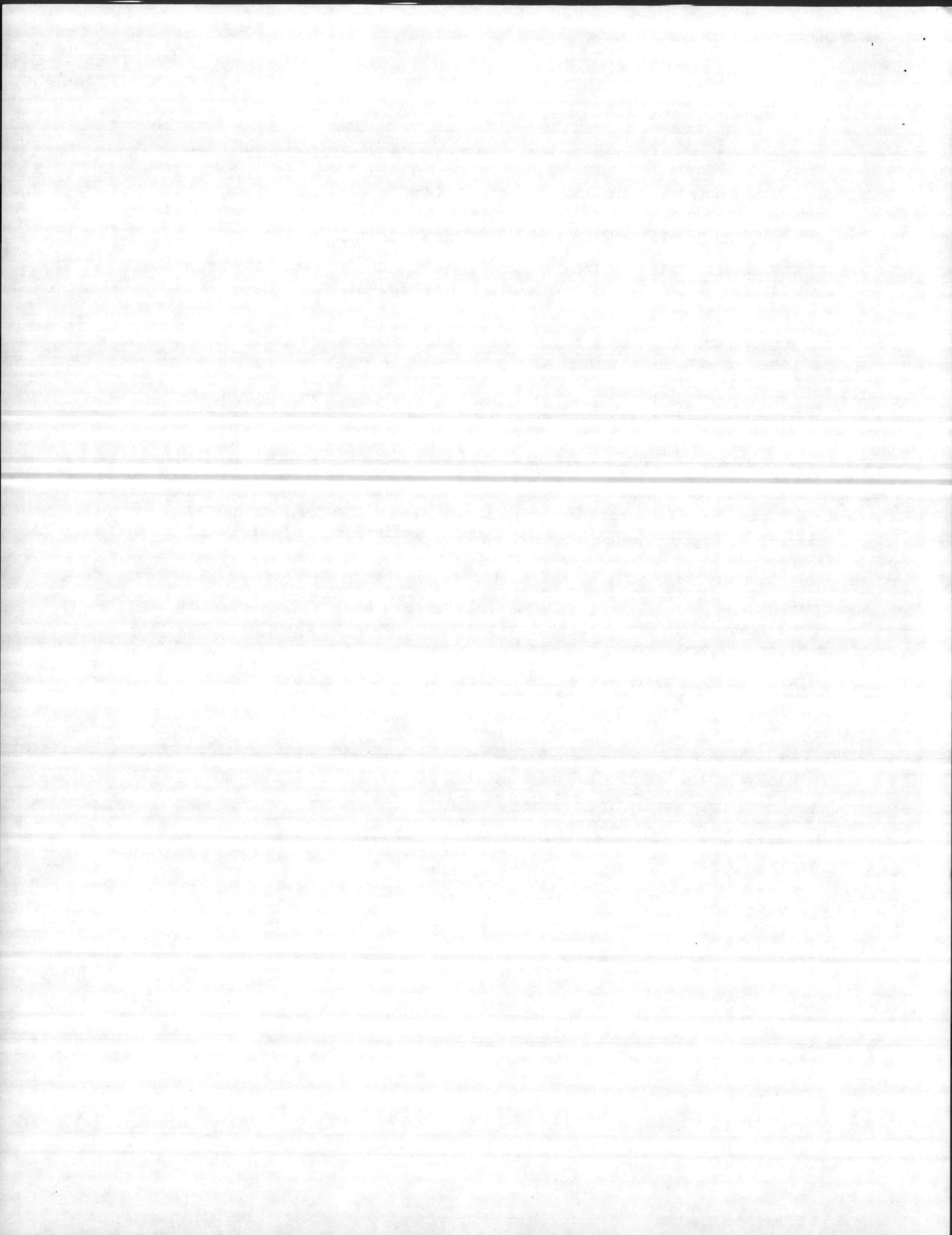
The site is designated as a medical use area on the Marine Corps Base Master Plan and is very well suited for this purpose. The only alternative would be to construct a few facility.

## V. ANY PROBABLE ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED SHOULD PROPOSAL BE IMPLEMENTED

None

## VI. RELATIONSHIP BETWEEN LOCAL SHORT-TERM USE OF MAN'S ENVIRONMENT AND MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY.

There is none foreseen at this time.



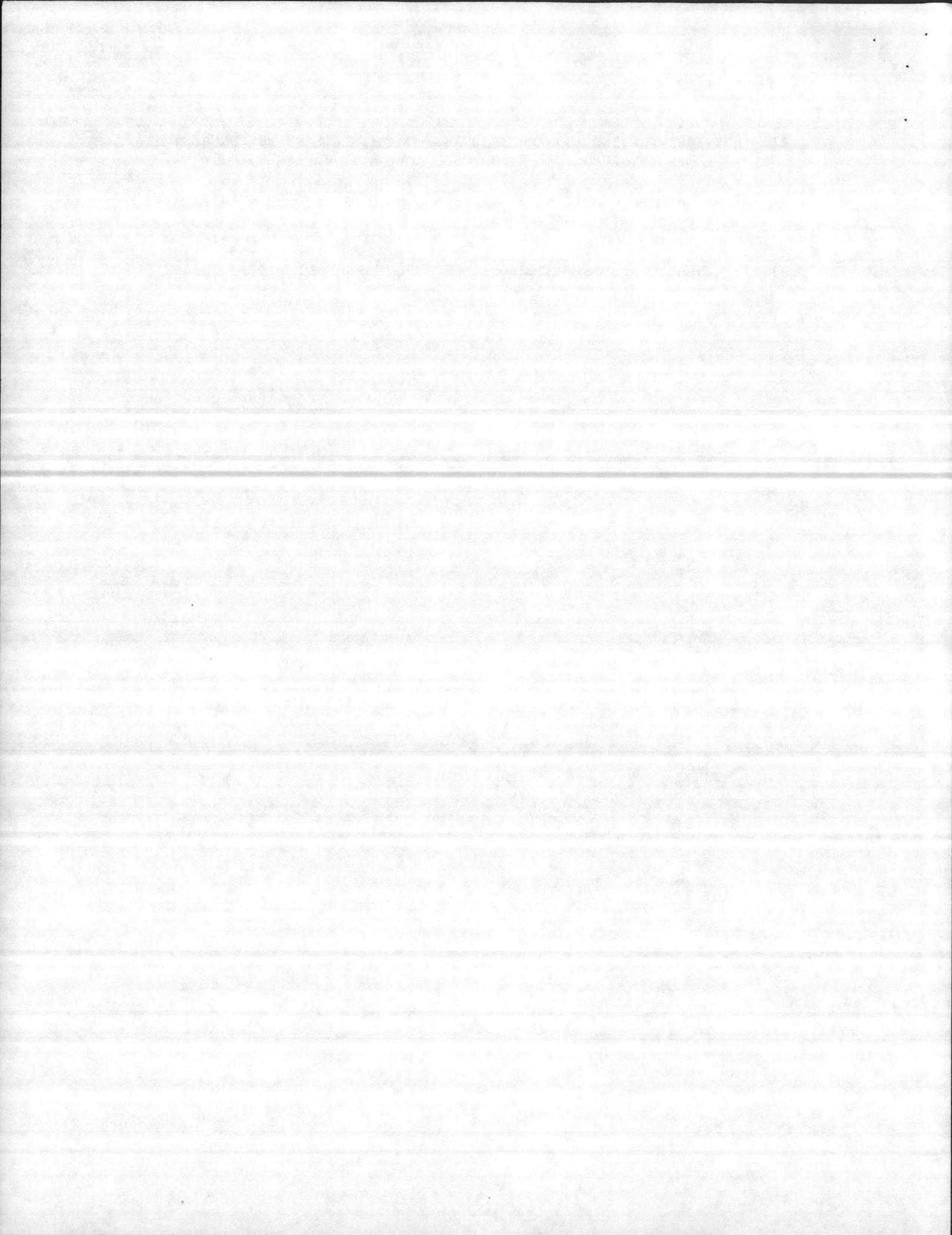


VII. ANY IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES THAT WOULD BE INVOLVED IN THE PROPOSED ACTION IF IMPLEMENTED.

There are no commitments of resources unforeseen on this project other than construction materials.

VIII. CONSIDERATIONS THAT OFFSET ADVERSE ENVIRONMENTAL EFFECTS.

None.





ALTERNATIVE A

ECONOMIC ANALYSIS

RENOVATION OF AS-302 AND ADD ON WITH ADDITIONAL SQUARE FEET REQUIRED

INVESTMENT COST:

CONSTRUCTION

a. Renovate existing building

12,641 x 65 = 822,000

b. Construct one single story building with masonry walls,  
piling foundation, utilities connection, parking area, sidewalks,  
ambulance shelter.

14,457 x 126 = 1,822,000

Supporting Facilities = 86,000

Built-in Medical Equipment = 310,000

SUBTOTAL 3,060,000

Contingency 5% = 152,000

3,192,000

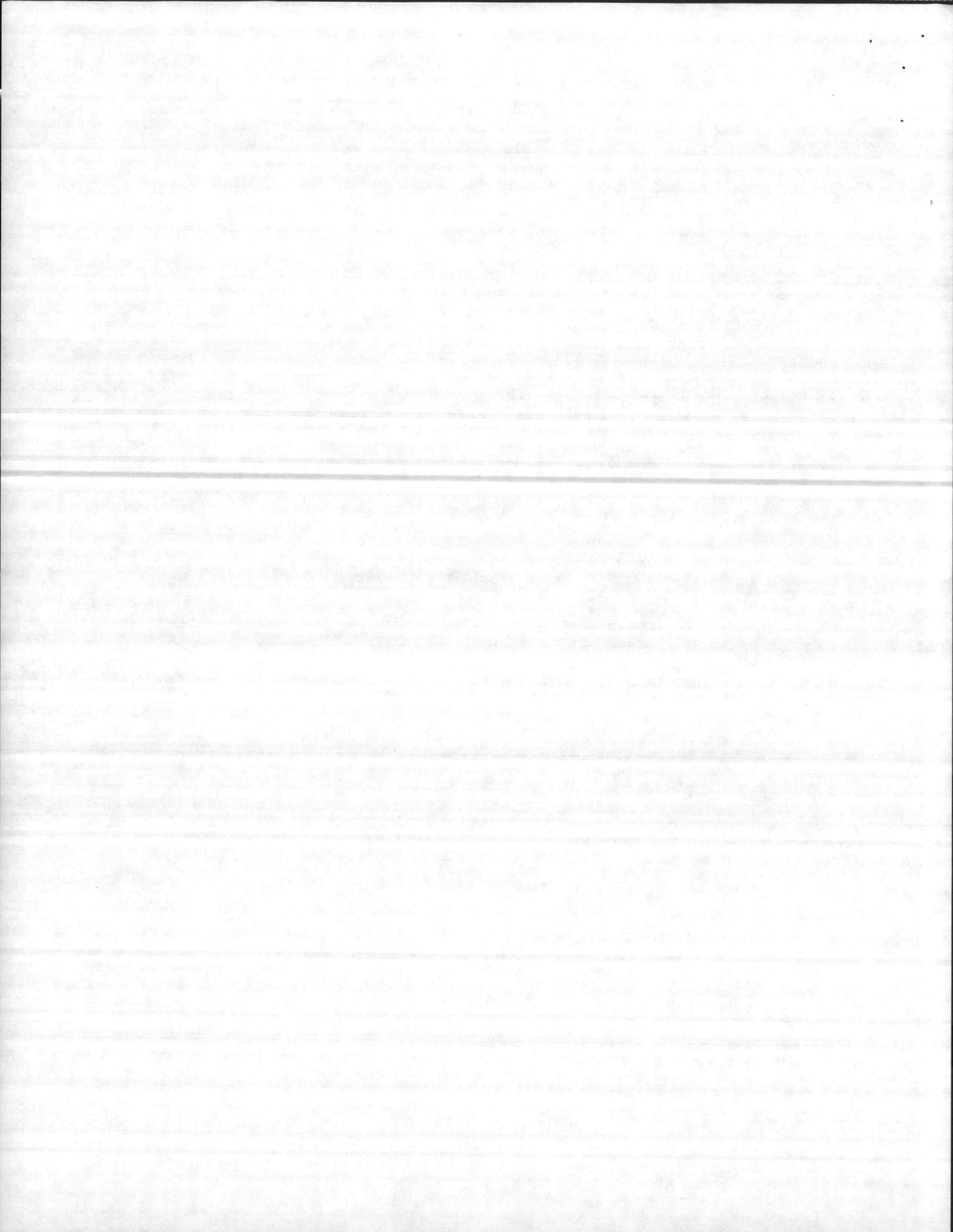
Supervision, Inspection, Overhead 5.5% 175,560

3,367,560

Total Rounded 3,400,000

Terminal Value

3,400,000 x 0.097 = 329,800



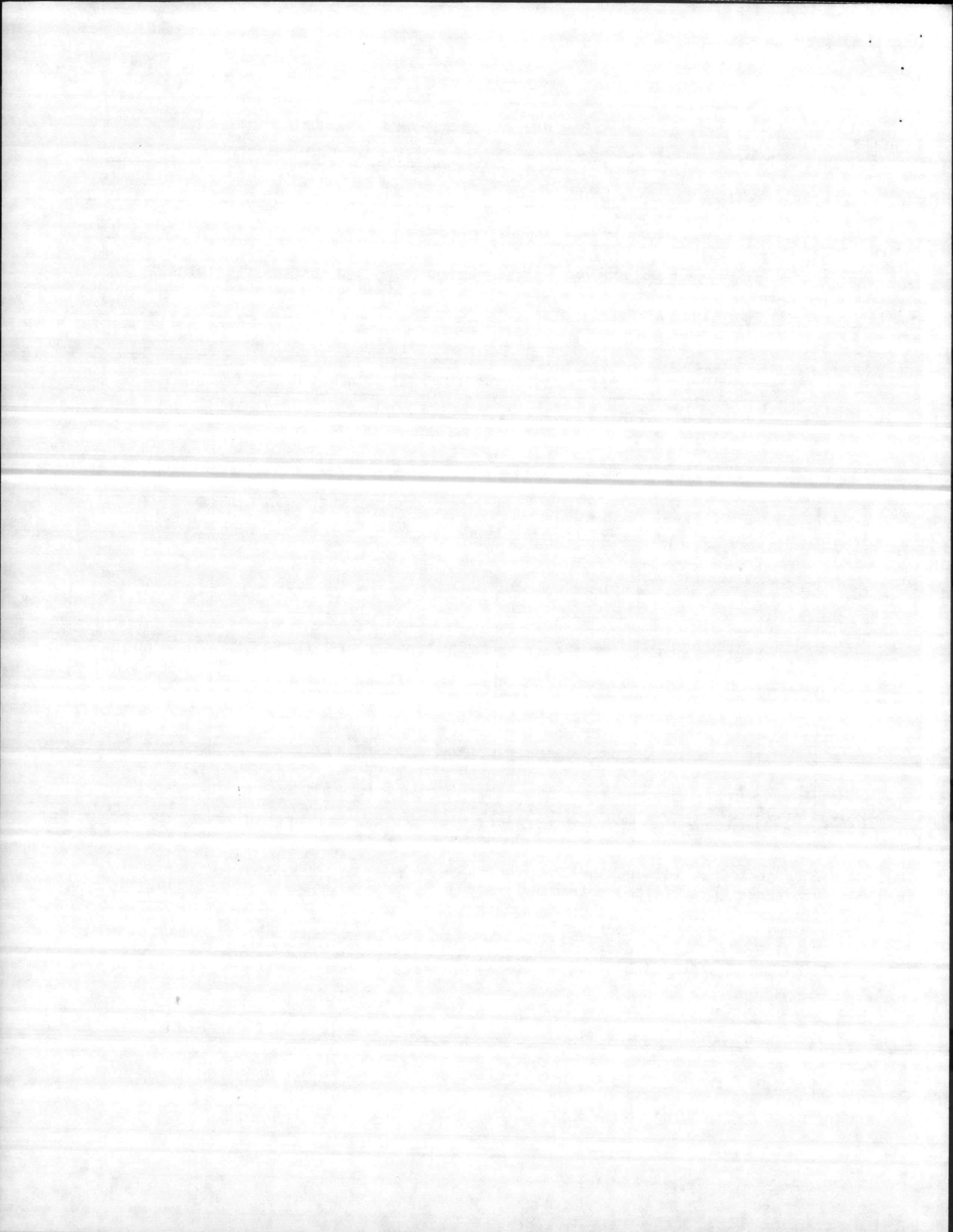
ECONOMIC ANALYSIS  
SUMMARY OF COSTS



1. Submitting Department of the Navy Component: Naval Medical Command
2. Date of Submission: 13 May 1986
3. Project Title: New River Medical/Dental Clinic
4. Description of Project Objective: Provide adequate medical/dental treatment facility for the New River Air Station
5. Alternative: A
6. Economic Life 25 yrs

8. Program/Project Costs						
7. Project Year(s)	a. Nonrecurring		b. Recurring Operations	c. Annual Cost	d. Discount Factor	e. Discounted Cost
	R&D	Investment				
1-25		3,400,000		3,400,000	1.00	3,400,000
9. TOTALS					9.524	3,400,000

- |   |                  |                |
|---|------------------|----------------|
| 10a. Total Project Cost (discounted)              | <u>3,400,000</u> |                |
| 10b. Uniform Annual Cost (without terminal value) |                  | <u>356,992</u> |
| 11. Less Terminal Value (discounted)              | <u>329,800</u>   |                |
| 12a. Net Total Project Cost (discounted)          | <u>3,070,200</u> |                |
| 12b. Uniform Annual Cost (with terminal value)    |                  | <u>322,365</u> |





ALTERNATIVE B  
ECONOMIC ANALYSIS

CONSTRUCT NEW CLINIC AT NEW RIVER AIR STATION

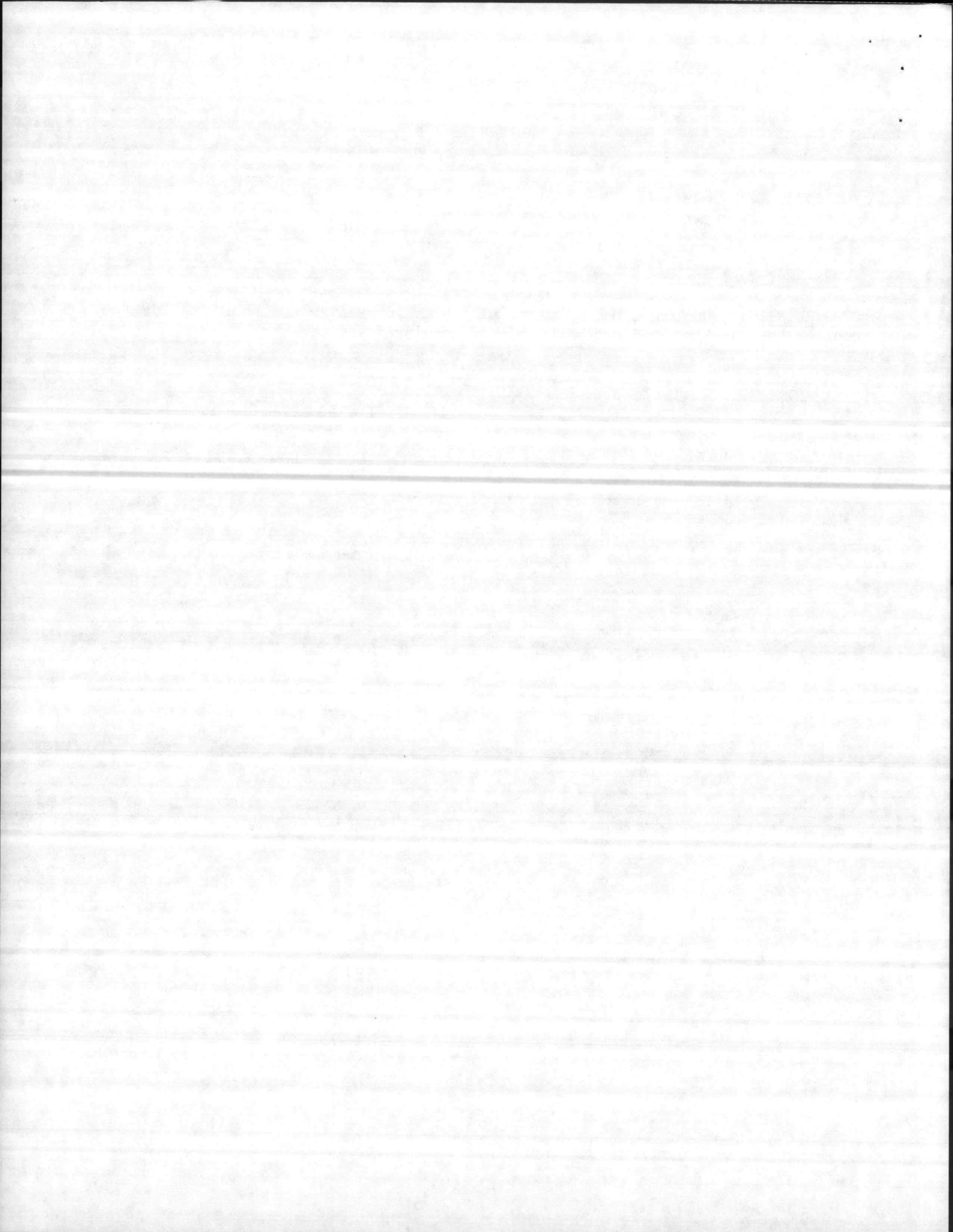
INVESTMENT COST

CONSTRUCTION: One each single story building supported by timber piling, utility connections, parking areas, sidewalks, and ambulance shelter.

Estimated Cost: \$4,500,000

Net Terminal Value

4,500,000 = 0.097 = \$436,500



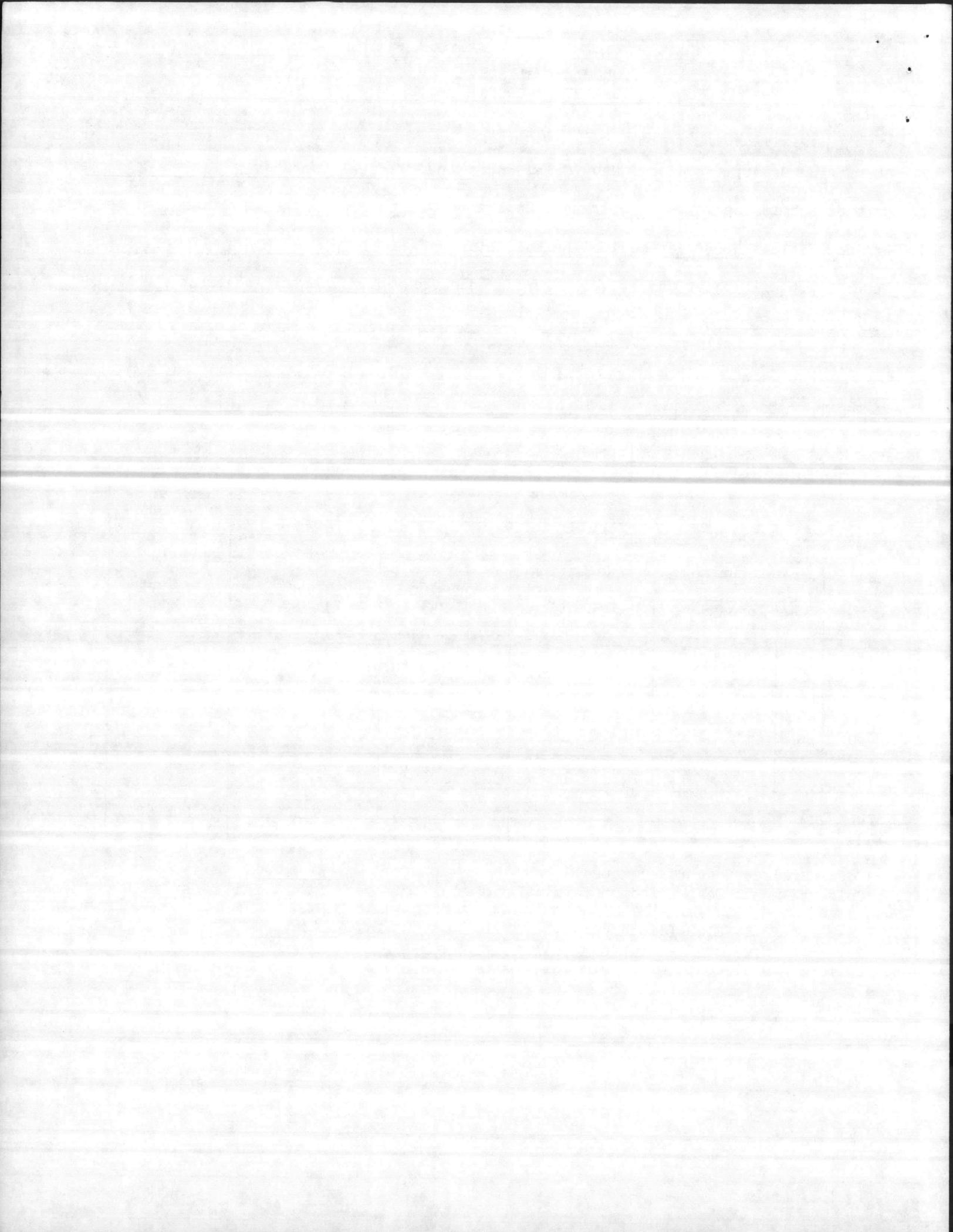


ECONOMIC ANALYSIS  
SUMMARY OF COSTS

1. Submitting Department of the Navy Component: Naval Medical Command
2. Date of Submission: 13 May 1986
3. Project Title: New River Medical/Dental Clinic
4. Description of Project Objective: Provide adequate medical/dental treatment facility for the New River Air Station
5. Alternative: B
6. Economic Life: 25 yrs

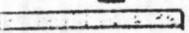
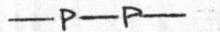
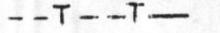
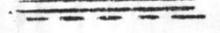
8. Program/Project Costs						
7. Project Year(s)	a. Nonrecurring		b. Recurring Operations	c. Annual Cost	d. Discount Factor	e. Discounted Cost
	R&D	Investment				
1-25		4,500,000		4,500,000	1.00	4,500,000
9. TOTALS					9.524	4,500,000

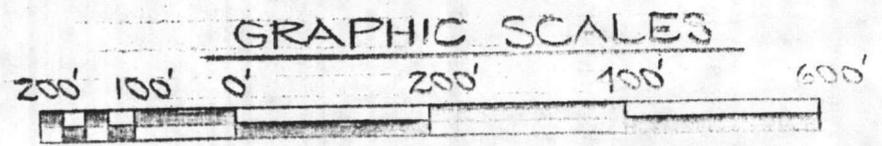
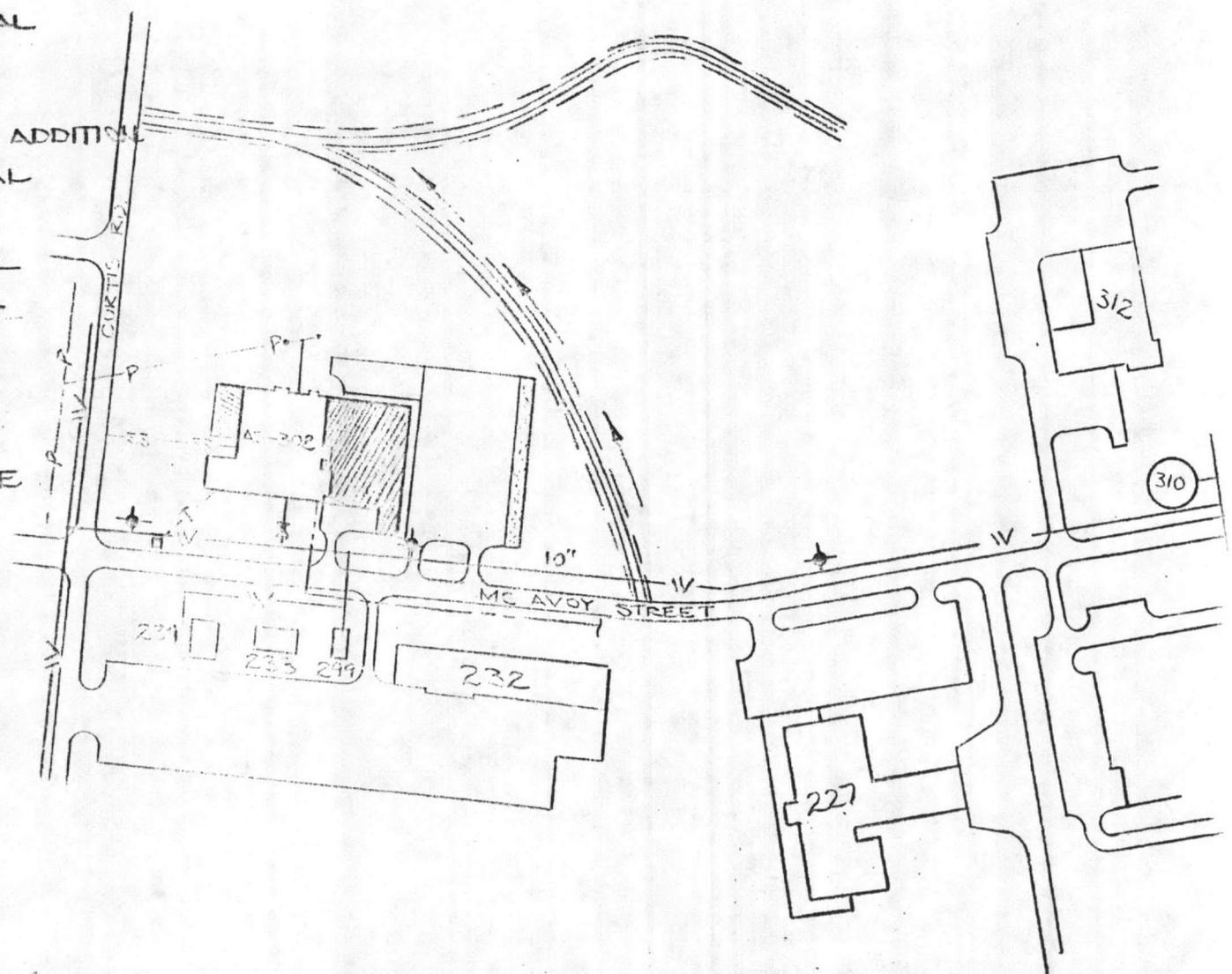
10a. Total Project Cost (discounted)	<u>4,500,000</u>	
10b. Uniform Annual Cost (without terminal value)		<u>472,491</u>
11. Less Terminal Value (discounted)	436,500	
12a. Net Total Project Cost (discounted)	<u>4,063,500</u>	
12b. Uniform Annual Cost (with terminal value)		<u>426,659</u>



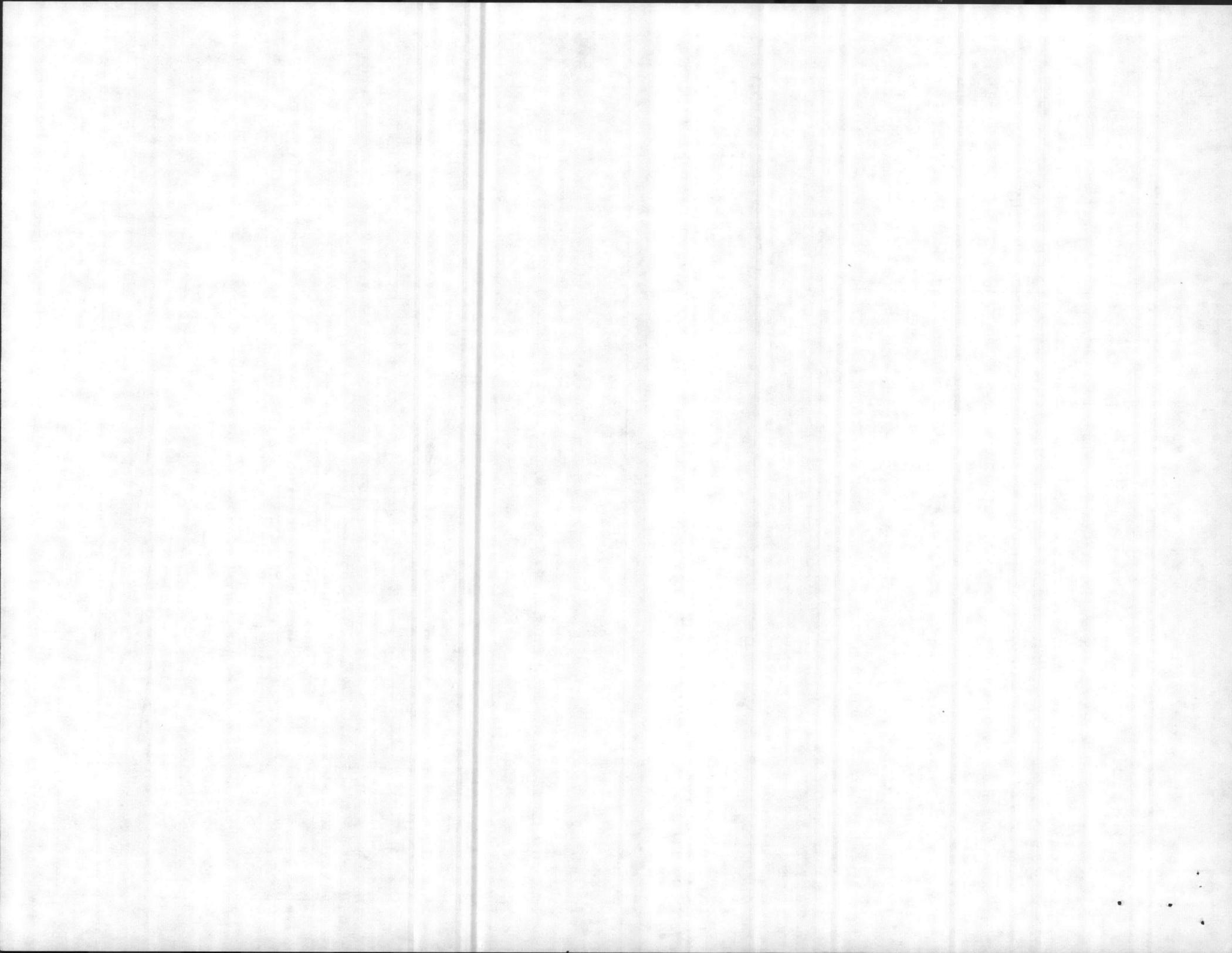


# LEGEND

-  PROPOSED MEDICAL ADDITION
-  PROPOSED PARKING ADDITION
-  PROPOSED DENTAL ADDITION
- EXISTING UTILITIES**
-  SANITARY SEWER
-  POWER
-  TELEPHONE
-  STEAM
-  WATER
-  DRAINAGE SWALE

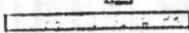


MEDICAL DENTAL CLINIC  
NEW RIVER AIR STATION  
PROJECT P-190

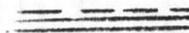


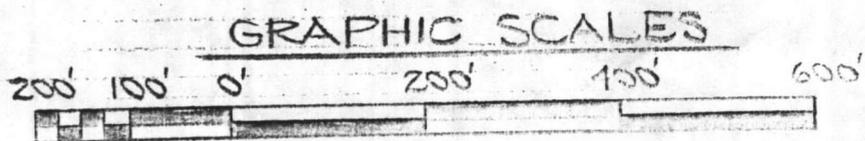
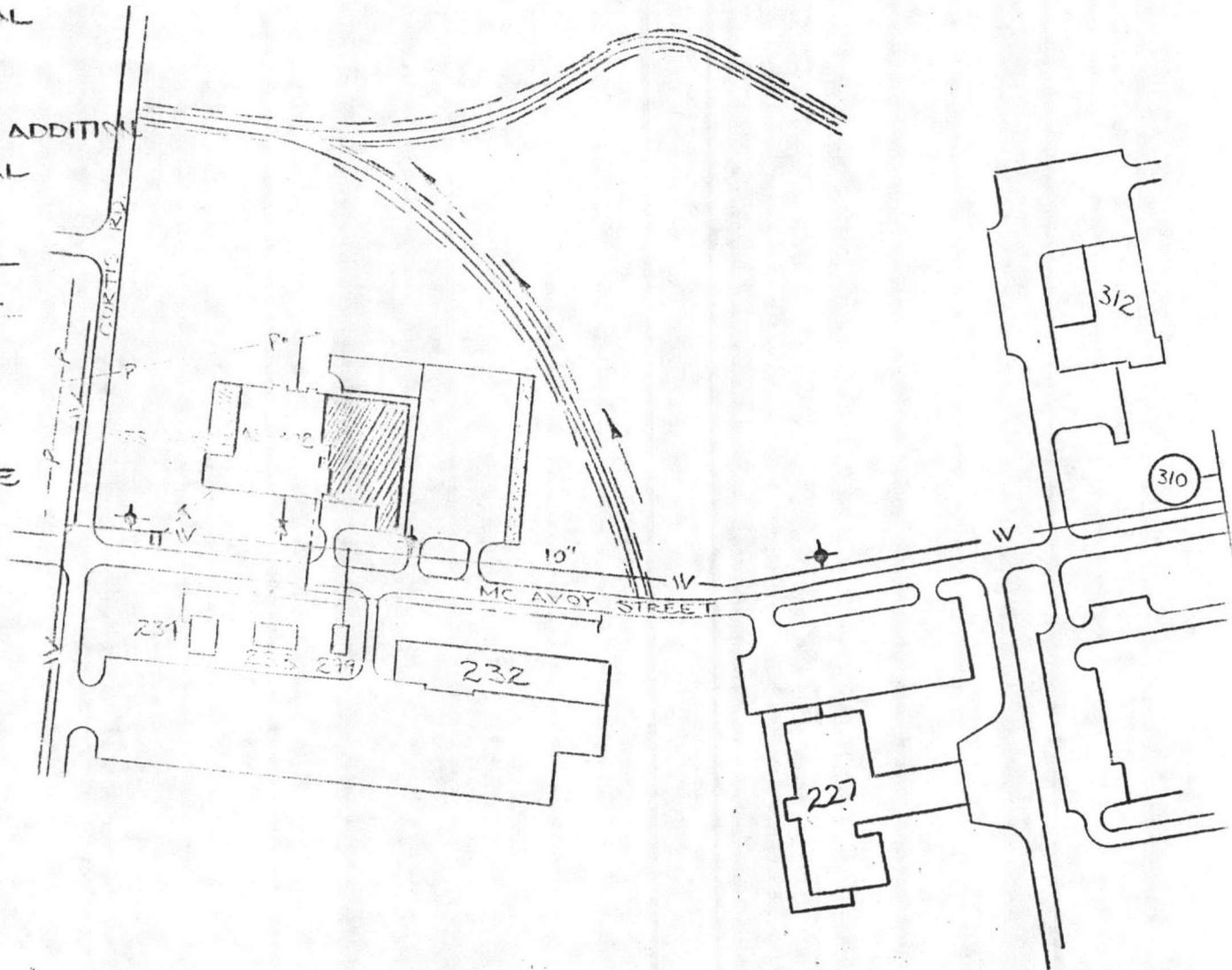


# LEGEND

-  PROPOSED MEDICAL ADDITION
-  PROPOSED PARKING ADDITION
-  PROPOSED DENTAL ADDITION

## EXISTING UTILITIES

-  SANITARY SEWER
-  POWER
-  TELEPHONE
-  STEAM
-  WATER
-  DRAINAGE SWALE



MEDICAL DENTAL CLINIC  
 NEW RIVER AIR STATION  
 PROJECT P-190

